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June 4, 2024

Mr. Erik Gates  
Planning Department, City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**Re: Initial Submission Review Comment Responses – The Overlook at Kings Point South – Zoning Map  
Amendment and Master Plan**

**Application Number: DA-1628-08**

**Case Numbers: 2023-2004-00, 2023-2003-00**

Dear Mr. Gates:

This letter is in response to the City of Aurora's comments dated May 8, 2023. Comment responses are shown in *red*. Please don't hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Gamec".

**Julie Gamec**

**THK Associates, Inc. | Principal**

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Outstanding development review fees totaling **\$46,047.74** have yet to be paid. This will need to be addressed before we can accept a second review.

**Response: Fees have been paid.**

- Residential densities for the R-1 zone district appear to be exceeded in several planning areas and will need to be reduced. [Planning]

**Response: Densities have been updated. A rezoning will occur at the time of site planning to account for R-2 Zoning in PA-1 and PA-3. This has been discussed with Staff.**

- Sod is not permitted in the front yards of single-family homes. Please refer to the UDO standards for front yard landscaping requirements. [Landscaping]

**Response: Noted.**

- In general, don't assume infrastructure will be provided by a different planning area. Identify the minimum required improvements for each planning area to develop independently. In particular, identify the road connections out to the future Aurora Parkway. [Civil Engineering]

**Response: The PIP has been updated to identify the minimum required improvements for each planning area to be developed independently.**

- There are a number of questions related to traffic volumes both with and without the Pine Drive extension that are asked in the Traffic Impact Study. [Traffic Engineering]

**Response: Pine Drive has been discussed with Staff, Douglas County Staff and coordinated with the Vistas at Overlook. ½ section of ROW width has been provided in PA-6.**

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• The plan must clearly state and show how the two separate points of access will be established. If access is reliant on adjacent site, the plan must identify the contingent requirements. [Fire/Life Safety]

**Response: The PIP has been updated to clearly show two separate points of access. It also clarifies access through adjacent sites that may be required.**

• Due to the nature of this MUS being dependent on the Sanford property for water and sewer, please note that delays may be possible while Aurora Water is coordinating comments in regards to the Sanford MUS. Please continue efforts with the Sanford development to ensure the most up to date information is presented in this MUS. [Aurora Water]

**Response: We have been coordinating with Terracina (Engineer for Vistas at Kings Point) regarding their utility design. It is our understanding they have recently been requested to submit mylars for the MUS associated with Vistas at Kings Point (Sanford MUS). Our enclosed MUS references their most recently prepared MUS.**

• The current (2023) public art fee per residential acre is \$381.13, not \$282.57. [Public Art]

**Response: Updated.**

• Please see the attached comment letter from Xcel Energy and Douglas County. You will need to have a discussion with Douglas County regarding the buildout of Pine Drive.

**Response: Please see response to comments to Xcel Energy's letter. Regarding Pine Drive, our project (Overlook at Kings Point) and Tim Sanford's project (Vistas at Kings Point) met with the City of Aurora and Douglas County on November 1, 2023. Our submittal documents have been updated based on that meeting.**

## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions, Comments and Concerns 1A. (Kari Dickson / 303-981-3407 /

[k.anderson42@icloud.com](mailto:k.anderson42@icloud.com)): I am very concerned with these plans. You cannot put such a densely populated neighborhood in a place where the homes will be surrounded by rural properties and roads and not create a traffic issue. Will these homes have access to the small, 2-lane road through the Travois neighborhood (Ireland/Travois Trl)? **No access will be provided to the Travois neighborhood.** We already have a problem with people using that street as a shortcut and speeding through our neighborhood. Not to mention the traffic problems we already have on Inspiration/Pine as it is. **Noted.** We also have bridle trails that the Travois homeowners personally maintain; what will be put in place to prevent this new development from having access to our trail? Or will thousands of people (who have no rights to our trails) now have access to them? **No public access is being proposed to Travois. Fencing between properties will remain in place.**

Is there any chance of putting in a development that resembles the area around it? Fewer homes, with more open space. We have SO much wildlife that comes through that plot of land, with an already skyrocketing population, I think Parker can do without cramming in fabricated homes into every open bit of land. **Density of R-1 and open space is being proposed adjacent to Travois neighborhood.** I would like to know more about this application, and if there is anything we can do to fight it, or amend it, or something. **Noted.**

### 2. Application Completeness and Clarity

[Tab 1 Page 2]

2A. In addition to what has been mentioned by Landscaping, this letter should also specifically address the Criteria for Approval for a Master Plan found in [Section 146-5.4.1.E.3](#).

**Response: Updated.**

[Tab 1 Page 4]

2B. This agreement and the legal descriptions are not really part of the Letter of Introduction and should be uploaded separately in future submissions as supporting documents.

**Response: Noted.**

[Tab 3 Page 2]

2C. These two patterns are too close, please change one.

**Response: Updated.**

[Tab 6 Page 5]

2D. Coordination with outside agencies may be needed in the future based on the comments that are received from these agencies during review. Currently, a discussion with Douglas County is needed regarding the future extension of Pine Drive.

**Response: Noted. Coordination with Douglas County and Staff regarding Pine Drive has concluded and agreement is noted in these plans.**

[Tab 7 Page 4]

2E. This Black Forest Ordinance language needs to be coordinated with city Forestry.

**Response: Updated.**

[Tab 10 Page 2]

2F. Typo here.

**Response: Updated.**

### 3. Zoning and Land Use Comments

[Tab 1 Page 2]

3A. Not accurate. Currently there is a small corner of R-2 zoning in the northwest portion of this site. This may only be an issue if the zone district boundary results in a lot split between two zone districts.

**Response: Rezoning for zoning map adjustment and densities in PA-1 and PA-3 is anticipated. A rezoning inquiry application has been submitted and City responded April 12, 2024 as neutral with conditions. All conditions stated will be met at the time of rezoning.**

[Tab 8 Page 2]

3B. The maximum density in R-1 zoning is 3 DU/ac. As a result, each of these PA's (1-4) are over density.

**Response: Noted. A rezoning will occur concurrent with the site plan.**

3C. Show the R-1/R-2 zone district boundary on this map. It appears to occur somewhere around here.

**Response: Updated.**

[Tab 8 Page 3]

3D. See the comment on the previous page regarding R-1 maximum density.

**Response: Noted. A rezoning will occur concurrent with the site plan.**

### 4. Streets and Pedestrian Issues

[Tab 9 Page 2]

4A. The expectation is Pine drive to be extended from the south line.

**Response: The ½ of agreed ROW width has been provided in PA-6.**

4B. The Street Network typically only describes Collectors and Arterial and not local streets. The expectation is for a collector network to be present.

**Response: Based on criteria in the City of Aurora Roadway Design & Construction Specifications (2023), the connectivity of the internal street network and future volumes are such that local streets are appropriate on site. Local street type 1 should be used for the street connection to Aurora Parkway.**

[Tab 10 Page 4]

4C. This diagram should show only the collector street network.

**Response: Updated.**

4D. This area may need to be amended to reflect the final resolution of Pine Drive.

**Response: The ½ of agreed ROW width has been provided in PA-6.**

[Tab 11 Page 12]

4E. You will need to organize all local streets so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector roads. There are currently areas that clearly would require travel over 3 local streets. The simplest way to correct this appears to be converting this road (highlighted) into a collector street.

**Response: Noted. An adjustment request is anticipated at the time of site plan due to the rural nature of the parcel, the conflicts with connecting into existing neighborhoods to the south and east and the fact that traffic would never be crossing through the site as that all three points of access take a traveler back to Aurora Parkway. No change of direction or alternative outlet is possible. Master Plan documents have been updated to reflect anticipated adjustment.**

**5. Parking Issues** 5A. There were no Parking comments on this review.

**Response: Noted.**

## **6. Architectural and Urban Design Issues**

[Tab 8 Page 2]

6A. Per the UDO, each residential subdivision that contains more than 40 gross acres but less than 160 gross acres of land shall include lots from at least two different lot size categories described in [Section 146-4.3.10.F.1.C](#), and at least 10 percent of the residential lots shall be in each size category. Provide a table/description of the lot types listing the number of lots proposed for these categories.

**Response: Updated.**

[Tab 10 Page 3]

6B. In the case of any conflict between these standards and the UDO the stricter will apply unless an adjustment was approved by Planning Commission.

**Response: Noted.**

[Tab 10 Page 11]

6C. Where are these fencing types anticipated? A solid base fence would only be allowed for individual lot fencing if it is in the front yard and the base is no taller than 18".

**Response: Fencing will be designed at site plan.**

6D. Make a note of the UDO fence height standards. I.E. 6 ft maximum for privacy fences in side and rear yards, 42 in for front yard fences, and 4 ft for park adjacent fencing.

**Response: Noted.**

6E. Fencing allowed adjacent to open tracts, trails, and parks needs to be shown here as well as these fencing types will not count. Open space fencing should be a 3-rail fence with welded wire mesh at a maximum of 4 ft tall.

**Response: Noted.**

[Tab 10 Page 12]

6F. Please avoid restating regulations.

**Response: Updated.**

[Tab 11 Page 14]

6G. We want to try to avoid restating regulations. We are happy to discuss this prior to the next submittal.

**Response: Updated.**

**7. Signage Issues** 7A. There were no signage issues identified in this review.

**Response: Noted.**

## **8. Landscaping Issues**

[Initial Zoning]

8A. This information should be added to the buffer graphic in Tab 11, Landscape Tab.

**Response: Updated.**

[Tab 1 Page 2]

8B. This talks a lot about location, but not about the product types being proposed and any amenities/parks proposed etc., or the proposed development in general. There appear to be two duplicative first pages with this letter of introduction.

**Response: Updated.**

[Tab 1 Page 3]

8C. This was taken from the PIP. This is the essence of what the Letter of Introduction needs to include and the context map needs to reflect more precisely this development's location relative to the other phases of the development and streets that are surrounding the overall community.

**Response: Updated.**

[Tab 3 Page 2]

8D. Have a second page to show the actual context of the site relative to the rest of Kings Point South/Prairie Point. This map doesn't really identify where the site is as there are no major roads included.

**Response: Updated. Note graphic is for information only and not intended to relay final development plans for any development shown.**

[Tab 8 Page 4]

8E. Add "conflict"

**Response: Updated.**

8F. Add "the"

**Response: Updated.**

[Tab 10 Page 4]

8G. Will there be both primary and secondary monumentation? If so, identify where those may occur on the monument map.

**Response: Updated.**

[Tab 11 Page 8]

8H. This has nothing to do with buffers. This should just state that these open space areas shall be buffered.

**Response: Updated.**

8I. These two thoughts seem to overlap.

**Response: Updated.**

[Tab 11 Page 9]

8J. What is a substation buffer? How wide is it?

**Response: Updated.**

8K. What are the proposed residential uses going to abut?

**Response: Updated.**

[Tab 12 Page 18]

8L. This information should be moved to Tab 11.

**Response: Updated.**

8M. Sod is not permitted in the front yards of single-family homes.

**Response: Updated.**

8N. Please refer to the UDO standards for front yard requirements. These should be met at a minimum and then additional conditions can be imposed.

**Response: Updated.**

8O. City Council passed an ordinance in September of 2022 prohibiting the installation of turf for non-functional purposes and this includes front yards, as well as curbside landscape areas.

**Response: Noted.**

**9. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in light blue) 9A. There were no comments from Transportation Planning on this review.

**Response: Noted. Thank you.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Tab 9 Page 2]

10A. Show Aurora Parkway on this exhibit.

**Response: Updated.**

[Tab 10 Page 2]

10B. Add: Walls over 30" require a railing.

**Response: Updated.**

[Tab 10 Page 10]

10C. Add: Paving with City of Aurora Right of Way shall meet COA standards.

**Response: Updated.**

[PIP Overall]

10D. Remove the identified paragraphs throughout.

**Response: These paragraphs have been removed as requested.**

[PIP Page 7]

10E. Where was this cost-sharing agreement provided?

**Response: It was provided as an individual document with the submittal. The name of the file is "Aurora Parkway Cost Share Agreement – with exhibits (Recorded).pdf". A copy of the Aurora Parkway Cost Sharing Agreement is included with this submittal as well.**

10F. Aurora Parkway would still be required prior to the development of any planning area. This is identified on the exhibits, but please include it here as well.

**Response: Agreed. Aurora Parkway will be required to develop any of the planning areas at Overlook at Kings Point. This is stated and shown in the PIP included with this submittal. We do request that grading**

**and infrastructure construction of the 1<sup>st</sup> planning area for Overlook at Kings Point South be allowed concurrently with the construction of Aurora Parkway.**

Is the full length from Kings Point Drive to Heritage Eagle Bend being required per the master plan? Identify the limits.

**Response: Yes. The PIP shows Aurora Parkway being required from Kings Point Drive in Oakwood's Prairie Point project to the west side of Heritage Eagle Bend near the intersection of E. Aurora Pkwy and S. Quemoy Way.**

[PIP Page 8]

10G. Remove this note everywhere it occurs. If desired, it can be replaced with "Final location of street trees will be dependent upon the final location of the driveways, curb cuts and utilities."

**Response: This note has been revised as requested.**

[PIP Page 10]

10H. Should this say Planning Area 2?

**Response: All planning areas have been revised and updated in the PIP.**

[PIP Page 11]

10I. In general, don't assume infrastructure will be provided by a different planning area. Identify the minimum required improvements for each planning area to develop independently. (typical all planning areas).

**Response: The PIP has been updated to identify the minimum required improvements for each planning area to be developed independently.**

[PIP Page 12]

10J. Include Aurora Parkway as a requirement for PA-3.

**Response: Aurora Parkway is shown to be required for all Planning Areas.**

10K. Don't assume that planning area 1 will provide the connection. Identify the required roads to connect out to Aurora Parkway.

**Response: All planning areas have been revised to show all infrastructure necessary to serve each individual planning area separately.**

10L. Where is S. Quartar Ct?

**Response: It is a cul-de-sac at the northwest corner of the Heritage Eagle Bend project. The street name was added to the offsite public infrastructure map.**

[PIP Page 13]

10M. Include Aurora Parkway as a requirement for PA-4.

**Response: Aurora Parkway is shown to be required for all Planning Areas.**

[PIP Page 14]

10N. Include Aurora Parkway as a requirement for PA-5.

**Response: Aurora Parkway is shown to be required for all Planning Areas.**

[PIP Page 21]

10O. Offsite street improvements required in order to provide a second point of access shall be completed prior to the issuance of certification of occupancies for any planning areas.

**Response: Agreed. Offsite street improvements necessary to provide a second point of access for any planning areas shall be provided prior to issuance of certification of occupancies.**

10P. Please remove the on-street bike lane from the section. Please provide a wider sidewalk/bike lane in lieu of the on-street bike lane. Please also ensure this matches all other tabs.

**Response: The on-street bike lane has been removed and the sidewalk/bike lane has been widened as requested.**

[PIP Page 22]

10Q. The narrative mentions that the second point of access is being provided through Prairie Point, how is that going to be accommodated?

**Response: Overlook at Kings Point South will be reliant upon Kings Point North (Prairie Point) being constructed. This statement has been added in the PIP.**

[PIP Page 23]

10R. The narrative indicates a connection to Aurora Parkway and through Kings Point North. How will this be provided?

**Response: Overlook at Kings Point South will be reliant upon Kings Point North (Prairie Point) being constructed. This statement has been added in the PIP.**

10S. Remove sizing, typical.

**Response: Sizing was removed as requested.**

10T. There is a typo here.

**Response: The typo has been fixed.**

[PIP Pages 24-26]

10U. How will this planning area connect to Aurora Parkway? Identify the required roads.

**Response: All required roads both onsite and offsite are now shown to develop each planning area separately. Sheet 1 of 7 shows offsite roads and infrastructure that the Overlook at Kings Point South will be reliant upon others to build.**

**11. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Tab 8 Page 2]

11A. Label access to Aurora Parkway.

**Response: Updated.**

[Tab 9 Page 2]

11B. Show entryway extension to Aurora Parkway or label access from Aurora Parkway.

**Response: Updated.**

11C. Label all site accesses as a full movement.

**Response: Updated.**

[PIP Page 7]

11D. Include Overlook per TIS.

**Response: The PIP and TIS have been revised to match.**

11E. Update text consistent with TIS.

**Response: The PIP and TIS have been revised to match.**

[PIP Page 22]

11F. Label all Overlook access points to adjacent street network and on Aurora Parkway, typical.

**Response: All Overlook access points to adjacent street networks and Aurora Parkway have been labeled.**

11G. Label as Overlook access with connection to Aurora Parkway, typical.

**Response: This label has been added as requested.**

[TIS Page 1]

11H. The buildout year is 2027. Why not 2030, consistent with the buildout for Prairie Point (Kings Point North).

**Response: The buildout year remains 2027 for consistency with planned phasing of this project.**

11I. Verify background traffic volumes with/without Pine Dr extension. Update as necessary.

**Response: Background traffic volumes have been verified and updated with and without Pine Drive extension.**

11J. Provide justification for a higher overall % to the north and a lower % to the south without the Pine Drive extension compared to the Pine Drive extension.

**Response: Distribution has been adjusted to be consistent overall with and without Pine Drive extension.**

11K. Add Traffic signal warrant evaluation section.

**Response: Traffic signal warrant evaluation has been added to the Appendix.**

11L. See comments throughout the report.

**Response: Noted, individual responses are provided below.**

[TIS Page 6]

11M. Why not 2030, consistent with the buildout for Prairie Point (Kings Point North)

**Response: The buildout year remains 2027 for consistency with planned phasing of this project.**

[TIS Page 7]

11N. Add including the Overlook.

**Response: Change made.**

[TIS Page 12]

11O. Add delay for the signalized results and unsignalized critical movements. overall unsignalized intersection results not needed typical.

**Response: Delays are all shown in Table 2 by movement.**

11P. By what year 2027, 2040?

**Response: Added "by year 2027" clarification.**

[TIS Page 14]

11Q. Verify, a portion of the WB traffic is destined to/from Parker Road north and wouldn't utilize the Pine Dr extension. In addition, a portion of the EB traffic is destined to/from E-470 north and wouldn't utilize the Pine Dr extension.

**Response: Trip distribution has been revised to keep portion to Parker Road consistent with and without Pine Drive extension.**

[TIS Page 16]

11R. Add delay for the signalized and roundabout results and unsignalized critical movements. overall unsignalized intersection results not needed typical.

**Response: Delay for individual movements are all shown in Table 2.**

[TIS Page 20]

11S. Provide justification for a higher overall % to the north and lower % to the south without the Pine Drive extension to the south compared to with the Pine Drive extension.

**Response: Distribution adjusted to be consistent overall with and without Pine Drive extension.**

[TIS Page 21]

11T. Add signal warrant evaluation and discussion of Pine Dr/Inspiration and Pine Dr/Aurora Parkway.

11U. Provide signal warrant evaluation and discussion.

**Response: Signal warrant evaluation has been added to the Appendix**

[TIS Page 32]

11V. Highlighted is not consistent with Kings Point (Prairie Point) MTIS.

**Response: Intersection 1 EBL has more volume due to Vista at Kings Point trips and Pine Drive shifts, WBR is lower here than KPMTIS, SBL 2022 is higher than KPMTIS 2040.**

11W. 95%, typ.

**Response: This column is the maximum of the 95<sup>th</sup> percentile queues presented in the table columns to the left.**

[TIS Page 35]

11X. Typo: Aurora.

**Response: Has been corrected.**

[TIS Pages 41-42]

11Y. Provide justification for higher overall % to the north and lower % to the south without the Pine Drive extension to the south compared to with the Pine Drive extension.

**Response: Distribution has been adjusted to be consistent overall with and without Pine Drive.**

[TIS Page 53]

11Z. Fix this identified on the page.

**Response: Typo – has been corrected.**

**12. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

[Tab 3 Page 2]

12A. This appears to be the only location for access into The Overlook at Kings Point South. Provide information showing the 2nd point for emergency access into the proposed subdivision.

**Response: Updated. Access will also be provided through Vistas at Kings Point and Prairie Point.**

12B. Question; is the area to the south going to be annexed into the City of Aurora? If so, provide a note indicating future annexation of this area is intended as a portion of The Overlook at Kings Point South.

**Response: Area has been annexed and zoned into the City of Aurora.**

[Tab 8 Page 2]

12C. The proposed location for the Whelan Siren Location shall be submitted for review, approval, and permit by the City of Aurora.

**Response: Noted. Whelan Siren located on TAB 8.**

[Tab 8 Page 4]

12D. It appears the second point of access is dependent upon the adjacent site, the Vistas. If so, please show and delineate how the Vistas second point of access will meet the minimum access requirements. Provide an illustration showing required access extending beyond the proposed sites.

**Response: Updated.**

[PIP Page 5]

12E. Add the following note: "A looped water supply, two separate and approved points of access to the overall development and each individual phase of development."

**Response: The above note has been added to the PIP as requested.**

[PIP Page 6]

12F. Question: Will the water infrastructure in both Kings Point North (Prairie Point) and The Vistas at Kings Point South be complete and capable of providing looped water to The Overlook at Kings Point South?

**Response: Overlook at Kings Point South will be reliant upon Kings Point North installing and extending the Zone 8a watermains to the northern boundary of the site in order to serve all filings of Overlook. The watermain extension within Vistas at Kings Point will only be necessary to develop PA-5 of Overlook. Overlook will not be able to develop until these watermains are installed by others accordingly.**

[PIP Page 7]

12G. The plan must clearly state and show how the two separate points of access will be established. They must demonstrate how this site intends on meeting this requirement. If access is reliant on adjacent sites, the plan must identify the contingent requirements.

**Response: The PIP plans have been updated to show how each Planning Area has two separate points of access. It also shows and describes any contingent requirements or reliance on adjacent sites to obtain access.**

[PIP Page 9]

12H. The required two points of access must meet all Fire Life Safety requirements such as "remoteness", as identified in the 2015 IFC Appendix D. Also, the access points need to be through the City of Aurora's jurisdiction. For example, E Aurora Pkwy from S Parker Rd is the primary point of access with the secondary access from E Aurora Pkwy from S Ireland Way. Additional details for the overall site and each individual planning area shall be provided to demonstrate how you intend to meet minimum access and water requirements for the overall site.

**Response: The PIP has been updated to show how each planning area will be served by utilities and roadways separately. Overlook will be reliant upon Kings Point North and Vistas at Kings Point developing in order to meet the requirements for a looped water system and provide adequate access per Appendix D of the 2015 IFC.**

[PIP Page 14]

12I. Question: Will this connection through The Vistas at KPS be constructed as a 2nd emergency access to The Overlook at KPS.

**Response: Yes. Vistas at Kings Point will need to construct their roadways from our southwestern boundary to Aurora Parkway in order for Overlook to develop PA-5.**

[PIP Page 21]

12J. Overall Requirements: two points of paved emergency access, looped water supply and all off-site roadways necessary to provide the two distinct points of access to the overall site.

**Response: The PIP has been revised to show how each planning area meets the above items.**

[PIP Page 22]

12K. Label all Overlook access points to adjacent street network and on Aurora Parkway, typical.

**Response: The requested labels have been added.**

12L. Provide more information regarding the water infrastructure in Kings Point North (Prairie Point) with only one water main connection. Construction of The Overlook at Kings Point South is contingent on the capability of the mains in Prairie Point to provide water.

**Response: The above statement is correct. We have updated the PIP to show and state all infrastructure that will need to be constructed by others (Kings Point North, Vistas at Kings Point, Kings Point South) in order for Overlook to be developed.**

[PIP Page 23]

12M. Each plan needs to provide specific information detailing how the two points of paved emergency access, looped water supply and all off-site roadways necessary to provide the two distinct points of access to the overall site.

**Response: The PIP has been revised to show how each planning area meets the above items.**

[PIP Page 24]

12N. Provide information that details how these lines will not be a dead end water lines and show interconnection to other water mains.

**Response: The PIP has been updated accordingly.**

[PIP Page 26]

12O. Provide an accurate depiction of the interconnection for this water line through The Vistas to E Aurora Pkwy.

**Response: The PIP plans have been updated to match the alignment shown in the most current Vistas at Kings Point submittal.**

[MUR Page 6]

12P. Provide detail for the location of the two points of paved emergency access, looped water supply and all off-site roadways necessary to provide the two distinct points of access for each phase.

**Response: The PIP has been revised to show how each planning area meets the above items.**

[MUR Page 11]

12Q. A looped water system is required throughout all phases (include in the narrative).

**Response: The PIP exhibits and narrative have been revised to show how a looped water system will be provided for each Planning Area.**

[MUR Page 18]

12R. Question: Are all scenarios proposing a possible connection as this connection is not shown on all drawings?

**Response: The plan for the site is to have 2 connections to the north located in Heritage Eagle Bend, which are now shown on the applicable drawings.**

[MUR Page 41]

12S. Although proposed, this line is not a definitive 2nd connection for Overlook at KPS.

**Response: The report assumes that all necessary infrastructure in the adjacent developments will be in place prior to Overlook being able to issue and certificate of occupancies.**

[MUR Page 55]

12T. This water line does not match what is shown in the MUR submitted for the Vistas.

**Response: Further coordination with the Vistas has been completed and the adjacent utilities have been revised to correspond.**

12U. All water infrastructure proposed on this sheet reflect water mains within Kings Point North and Vistas at KPS providing connections to Overlook at KPS. The proposed would provide a looped water system dependent on completion of the surrounding sub-divisions.

**Response: Comment noted. The Site relies heavily on adjacent development and has been noted in the Master Plan submittal documents.**

12V. This appears to be an extended dead-end water main. How do you intend on meeting the looped water supply requirement? It seems that this portion in blue will be dependent on the future water main connection in The Vistas and Kings Point South Filing No1, which is conceptual in nature.

**Response: The improvement of the Site is contingent upon the adjacent developments providing utility service.**

12W. Add to Notes: Roadways and looped water supply must meet COA minimum requirements.

**Response: The notes have been added as requested.**

12X. It seems that this portion in blue will be dependent on the future water main connection in Kings Point North.

**Response: Correct. The blue water main, as indicated by the legend, is to be installed with Kings Point North and will be one of the tie in locations for the Site.**

**13. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [rkhanzad@auroragov.org](mailto:rkhanzad@auroragov.org) / Comments in red)

[MUR Page 1]

13A. This document has extensive references to the Sanford property. The Sanford MUS is currently in its 1st review. Due to the nature of this MUS being dependent on the Sanford property for water and sewer, please note that delays may be possible while Aurora Water is coordinating comments in regard to the Sanford MUS. Please continue efforts with Terracina working on the Sanford development to ensure the most up-to-date information is presented in this MUS.

**Response: Further coordination with the Vistas at Kings Point has occurred and the plan revised accordingly.**

[MUR Page 5]

13B. Provide line delineations to understand property limit relations between this development, Samford (Vistas at King's Point), and KPN and KPS.

**Response: Delineations between the developments are now provided on the map.**

13C. Show Vistas at King's Point development.

**Response: Revised as requested.**

[MUR Page 6]

13D. Show these areas in an exhibit.

**Response: The site is only in the Master planning phase of development. Specific lotting at this time is not known. Lotting is based on maximum densities as shown on the Master Plan.**

13E. An amendment was completed in January 2023- please reference that.

**Response: All references have been updated to the latest submittal document.**

13F. Discussion needed on Vistas at King's Point.

**Response: A discussion regarding the adjacent development is now included in the report.**

[MUR Page 7]

13G. Reference the updated 2023 standards as listed on the Aurora Water website.

**Response: All references have been updated.**

13H. Flowing full or 1/2 full using Manning's formula and (N=0.011 for PVC or N=0.013 for RCP or VCP).

**Response: The annotation has been revised as requested.**

13I. Show the property limits of these developments.

**Response: The map has been revised as requested.**

13J. Show the Vistas at Kings Point.

**Response: The map has been revised as requested.**

13K. Add: and Filing 2.

**Response: The map has been revised as requested.**

13L. Ensure all offsite basins are also accounted for.

**Response: All offsite basins (upstream) are to the east and south of the site. These areas are existing homes, on well and septic, and have not been annexed in to the City of Aurora.**

[MUR Page 8]

13M. Would recommend having the quantity of homes description in the introduction with an exhibit also showing where these will be located.

**Response: The quantity of homes is listed in the "Proposed Development" portion of the Introduction. At this master plan level, detailed lotting has not yet been determined and is not required. Lot counts are based on proposed densities of each planning area.**

13N. Check this number.

**Response: Revised to 0.011.**

13O. Ensure these points are identified in the exhibit.

**Response: The tie to existing is now shown on the Regional Sanitary Sewer System map.**

[MUR Page 9]

13P. Vistas at King's Point- the exhibits above/below misspell Sanford.

**Response: The name has been updated accordingly.**

13Q. This property has their 1st review in.

**Response: Comment noted. Coordination will continue through development of the Site.**

13R. Label: Vistas at King's Point.

**Response: Revised as requested.**

13S. Have further coordination with Vistas team to ensure accurate projections are shown in the MUS. It appears that the KP South MUS may have not included the Vistas in their MUS.

**Response: The proposed flows are based on the maximum density allowed for each site. A letter from Lennar, the developer of Kings Point South, has been included indicating that there are 30 DUs set aside for the Overlook at Kings Point South.**

13T. Vistas has over 300 units designated for their development.

**Response: The proposed flows are based on the maximum density allowed for each site. A letter from Lennar, the developer of Kings Point South, has been included indicating that there are 30 DUs set aside for the Overlook at Kings Point South.**

[MUR Page 11]

13U. A looped water system is required throughout all phases- include in narrative.

**Response: The narrative has been revised as requested.**

[MUR Page 12]

13V. Show locations of PRVs and check valves in exhibit.

**Response: The requested facilities have been labeled.**

13W. Provide a summary of pipe sizes that will be used for water and sanitary. Summarize locations of water and sanitary off site connections.

**Response: The narrative has been revised as requested.**

[MUR Page 13]

13X. MUS was updated in December 2023 and approved by the City.

**Response: The reference has been updated as requested.**

13Y. MUS amendment was approved in January 2023.

**Response: The reference has been updated as requested.**

[MUR Page 15]

13Z. Please also delineate the property limits of KPN, KPS, and any other development related to this MUS.

**Response: The map has been revised as requested.**

[MUR Page 17]

13AA. Please send live calcs for water and sanitary via email.

**Response: The live calculations have been included with this submittal.**

[MUR Page 18]

13BB. Appears certain nodes are not shown, as listed on the following sheets.

**Response: The entire Kings Point North system was used for modeling purposes. However, only on-site pipes and nodes are included in the data tables (some additional nodes may be included due to formatting and sorting of the data)**

13CC. Show and label PRVs and Check Valves.

**Response: The map has been revised as requested.**

[MUR Page 46]

13DD. Which design point to correlate to sanitary exhibit? Need circular worksheets for every design point.

**Response: Worksheets are now included for each design point.**

[MUR Page 50]

13EE. Reference the up-to-date date Kings Point North amendment-Typical.

**Response: The reference documents have been updated accordingly.**

[MUR Page 54]

13FF. In your MUS signature set also provide the water and sanitary exhibits separately as a 24 by 36 PDFs.

**Response: Comment noted.**

[MUR Page 55]

13GG. Provide more distinct boundaries line types or coloring.

**Response: Revised as requested.**

13HH. Remove- changes that deviate from approved MUS are subject to additional reviews and potential MUS amendments.

**Response: Note has been removed as requested.**

13II. Clarify this as HR Green's MUS only includes an 8-inch and 12-inch stub on their eastern property boundary.

**Response: The reference has been revised accordingly.**

13JJ. Is there an expected date as to when this 12" Sanford waterline will be built?

**Response: Currently it is anticipated in 2027, but this an estimate. The site relies heavily on utilities installed with adjacent developments. The narrative has been revised accordingly.**

13KK. Please also provide additional water or modify the overall exhibit previously included to understand where downstream services are originating from.

**Response: The reference documents have been updated to show tie locations.**

13LL. Doesn't match what is currently shown in the 1st draft of the Vistas at Kings Point MUS.

**Response: Further coordination with the adjacent development has occurred and references have been updated accordingly.**

[MUR Page 56]

13MM. Fire department does not sign sanitary sewer exhibits.

**Response: The signature line has been deleted as requested.**

13NN. Clarify this as HR Green's MUS does not address the continuation of the 8-inch Sanford line, as they only provide an 8-inch stub.

**Response: The map has been revised to show the proper extension thru each adjacent development.**

13OO. Would recommend including an additional sanitary exhibit showing the proposed connections for this development as well as the offsite infrastructure needed to service this site. The exhibit should relate the ECCV line, Long Ave and elementary school as mentioned in the narrative.

**Response: The overall regional map as well as the reference documents have been revised to show the tie locations.**

13PP. Clarify when Samford this planning on putting in this private sanitary line. This is not shown in the MUS for Sanford. Coordinate efforts with them.

**Response: Further coordination with the adjacent development has occurred and references have been updated accordingly.**

13QQ. Provide an overall map, hard to understand where this connection point is from KPN.

**Response: The overall regional map as well as the reference documents have been revised to show the tie locations.**

**14. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

[Tab 8 Page 2]

14A. This site is subject to the Black Forest Ordinance. A Tree Protection Plan (TPP) will be required for this site if there are Black Forest trees within its boundaries. The TPP is required to be the first document that is approved, and the approval of the site plan and civil plan will follow. All documents must line up with the TPP.

**Response: Noted.**

**15. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve) 15A. Comments from PROS are forthcoming, please reach out to the reviewer directly for comments.

**Response: No additional comments recieved.**

**16. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta) 16A. There were no Real Property comments on this review.

**Response: Noted.**

**17. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

17A. The current (2023) fee per residential acre is \$381.13 (not \$282.57). Please use that number to calculate the total public art requirement. Then use that new total to recalculate the line items in the public art budget and resubmit. The current Public Art Guidelines for Metro Districts are attached to this letter.

**Response: Updated.**

[Tab 7 Page 3]

17B. Update the cost/acre.

**Response: Updated.**

**18. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

18A. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

**Response: Noted.**

18B. See the attached letter from Xcel Energy for the standard distribution easement requirements.

**Response: Noted.**

18C. The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

**Response: Noted.**

18D. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

**Response: Noted.**

**19. Mile High Flood District** (Laura Hinds / 303-455-6277 / [submittals@mhfd.org](mailto:submittals@mhfd.org)) 19A. We have no comments on the Zoning Map Amendment. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.

**Response: Noted. Thank you.**

**20. Douglas County** (Curtis J. Weitkunat / 303-660-7460 / [cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us))

[Addressing Comments]

20A. Street naming and addressing will be evaluated with final plat. Contact [DCAddressing@douglas.co.us](mailto:DCAddressing@douglas.co.us) or 303.660.7411

**Response: Noted. Thank you.**

[Engineering Comments]

20B. The ROW for the future extension of Pine Drive needs to be provided with the project.

**Response: The eastern half (40' width) of the Pine Drive ROW extension adjacent to our site has been added to the Master Plan documents.**

20C. The applicant is responsible for their fair share contribution towards the future Pine Drive Expansion.

**Response: The applicant anticipates constructing the eastern half of Pine Drive that is directly adjacent to our site as discussed and shown in the PIP.**

[Planning Comments]

20D. Please require non buildable tracts or larger lot sizes to serve as a reasonable transition to the 5+ acre parcels to the south in unincorporated Douglas County

**Response: Buffering and open space has been provided where adjacent to 5+ acre parcels to the south and east.**

# AUORORA PARKWAY COST SHARE AGREEMENT

## AGREEMENT

This Agreement ("Agreement") is entered into this 28 day of June, 2022, by and between Douglas County Associates Limited Partnership LLLP (hereafter referred to as "DCA"), Kings Point Investment LLC (hereafter referred to as "KPI") and Prusse Land Company LLLP (hereafter referred to as "Prusse"). For ten (10) dollars and other good and valuable consideration, the parties agree as follows:

1. DCA is the owner of certain real property described on Exhibit A appended hereto and hereafter referred to as the "DCA Property."

2. KPI is the owner of certain real property described on Exhibit B appended hereto and hereafter referred to as the "KPI Property."

3. Prusse is the owner of certain real property described on Exhibit C appended hereto and hereafter referred to as the "Prusse Property."

4. The parties agree that they shall cooperate together to pay for the design and construction of the southern two lanes of a four-lane roadway running from Highway E-470 East to Heritage Eagle Bend, as generally shown on the schematic appended hereto as Exhibit D. The northern two lanes of such roadway shall be paid for by the Kings Point North development.

5. The parties hereto shall divide the cost of designing and constructing such roadway as follows. DCA shall pay for 44% of such roadway. KPI shall pay for 27% of such roadway. Prusse shall pay for 29% of such roadway. All such amounts shall be due and payable thirty (30) days from the date incurred and invoiced to the owner of the respective Property.

6. The parties agree to reasonably cooperate on the following: (i) the design and construction of the roadway, (ii) development of a budget and schedule for the roadway work, (iii) selection of one or more contractors to perform such work; (iv) enter into such agreements with contractors and governmental authorities as necessary to perform such work; (v) identification of a lead party to manage the performance of the work and additional terms; and (vi) provide financial assurances that each party can fund its share of the work, which financial information shall be confidential and shared solely with those persons within the employment of a party or hired by a party as an independent contractor to perform the services required for the design and construction, with each person to whom shared acknowledging and agreeing to the confidentiality of the financial information. Notwithstanding anything to the contrary contained in this Agreement, the purpose of this Section is to provide additional clarification on the process for the performance of the roadway design and construction work, and each party's obligation to fund its share of the design and construction costs for the roadway shall remain enforceable even if the parties fail to agree on one or more provisions contained in this Section.

7. Any provision or part of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall, as to such situation and such jurisdiction, be ineffective only to the extent of such invalidity and shall not affect the enforceability of the remaining provisions hereof or the validity or enforceability of any such provision in any other situation or in any other jurisdiction.

This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. Electronic copies of signatures shall be accepted and binding as originals.

8. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, which would be applicable to transactions for which Colorado would be found to have the most significant relationship. Any action, suit, or proceeding arising out of this Agreement shall be instituted solely in the District Court for the State of Colorado seated in Arapahoe County, Colorado, which the parties agree shall be the sole and exclusive forum and venue and to which each party submits themselves to such jurisdiction. In the event of any action, suit, or proceeding arising out of this Agreement or the relationship of the parties arising from this Agreement, the prevailing party shall be awarded its legal fees and costs.

9. This Agreement shall be recorded by DCA in each county in which all or any portion of the properties described in the Exhibits are located (each of such properties referred to as a "Property"). In the event that any party fails to pay its full share of the cost of designing or construction of the roadway (a "Defaulting Party"), the unpaid amount thereof shall be a lien against the Defaulting Party's Property and the amount not paid by the Defaulting Party shall bear interest at twelve (12) percent per annum until paid in full, including interest. The lien shall have a priority date as of the recordation date of this Agreement. Any other party to this Agreement shall have the right to file (but shall not be required to file) a statement of lien to evidence the unpaid amount owed by the Defaulting Party. If such unpaid amount is not paid by the Defaulting Party within ten (10) business days after notice from one of the other parties to this Agreement, any other party to this agreement may foreclose such lien in the same manner as a mortgage.

10. Each party agrees to submit a copy of this Agreement to the City of Aurora with any development plans submitted by a party to Aurora and provide in such development plans the obligations of the parties contained herein.

11. The terms, provisions, and obligations contained in this Agreement shall be deemed obligations of each party hereto and such terms, provisions, and obligations shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the properties described in the attached Exhibits. Each party shall have the right to assign its rights and delegate its duties under this Agreement, provided that neither an assignment nor a delegation shall relieve the party of its obligations hereunder unless the assignment is to a person to whom fee title in the assignor's Property is conveyed. Upon recordation of a conveyance from an owner of one of the Properties encumbered by this Agreement, the grantee thereof shall be deemed to become a party to this Agreement and to have assumed the obligations of the grantor/owner of the Property conveyed.

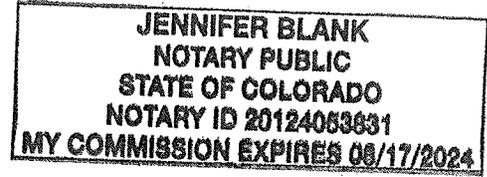
12. In the event any party commences an action in court to enforce this Agreement, the prevailing party in such court action shall recover its costs and attorney fees.

DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLLP

By: MAC HOLDINGS, INC., a Colorado corporation, its General Partner

By: [Signature]  
Peter Niederman  
Its: Vice-President

STATE OF Colorado )  
County of Arapahoe ) ss.



The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June 2022, by Peter Niederman, Vice-President of MAC Holdings, Inc., General Partner of Douglas County Associates Limited Partnership, LLLP, a Colorado limited liability limited partnership, for and on behalf of the limited liability limited partnership.

[Signature]  
Notary Public

My commission expires: Aug. 17, 2024





EXHIBIT A

TRACT B- EAST SIDE

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTION 3, 2340.84 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 3, 323.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 1404.96 FEET; THENCE S 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING FOUR (4) COURSES:

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE S 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;

THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;
2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY E-470;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E, 76.61 FEET TO THE POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING.

PER ALTA SURVEY DATED 5/16/2001

PREPARED BY HCL ENGINEERING & SURVEYING, LLC.

EXHIBIT B

LEGAL DESCRIPTION (SANFORD PARCEL)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 906, PAGE 288 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE N89°38'32"E, 1031.22 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N89°38'32"E, 228.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S04°41'19"W, 160.73 FEET;

THENCE S43°00'22"E, 322.41 FEET;

THENCE S45°28'08"E, 396.33 FEET;

THENCE S17°01'56"E, 359.47 FEET;

THENCE S41°44'09"E, 445.32 FEET;

THENCE S19°30'33"E, 630.91 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N89°35'57"W, 1338.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER S00°13'27"W, 312.43 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 367 PAGE 95 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, PARALLEL WITH AND 335 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3 S89°29'55"W, 260.02 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL, PARALLEL WITH AND 260 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER S00°13'27"W, 335.03 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°29'55"W, 755.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT BOOK 906 PAGE 288 OF THE DOUGLAS COUNTY RECORDS,

THENCE ALONG THE EAST LINE OF SAID PARCEL N00°06'54"W, 2583.73 FEET TO THE POINT OF BEGINNING; CONTAINING 95.183 ACRES, MORE OR LESS.



EXHIBIT C

#2010037703, 2 OF 4

|   |   |   |
|---|---|---|
|    | <b>LEGAL DESCRIPTION</b>  | Exhibit A SHEET 1 OF 2  |
| EMK CONSULTANTS, INC.<br>7006 SOUTH ALTON WAY, BUILDING F, CENTENNIAL, COLORADO 80112-2019 (303) 694-1520   |   |   |
| NOTICE: This drawing does not represent a monumented survey and is only intended to depict the accompanying legal description.  |   | Date <u>05/28/10</u> Job No. <u>12528-02</u><br>Scale <u>N/A</u> Drawn By <u>AAP</u>  |
| NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.   |   |   |
| <p>LEGAL DESCRIPTION (PRUSSE PARCEL)</p> <p>A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2;</p> <p>THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S00°03'25"W, 2627.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;</p> <p>THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER N89°26'03"W, 1336.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;</p> <p>THENCE ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N00°18'26"E, 651.31 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;</p> <p>THENCE N19°30'33"W, 630.91 FEET;</p> <p>THENCE N41°44'09"W, 445.32 FEET;</p> <p>THENCE N17°01'56"W, 359.47 FEET;</p> <p>THENCE N45°28'08"W, 396.33 FEET;</p> <p>THENCE N43°00'22"W, 322.41 FEET;</p> <p>THENCE N04°41'19"E, 160.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;</p> <p>THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 2 N89°33'26"E, 2437.77 FEET TO THE POINT OF BEGINNING; CONTAINING 103.210 ACRES, MORE OR LESS.</p> |   |   |
| PREPARED BY:<br>JON S. MCDANIEL, PLS<br>FOR AND ON BEHALF OF<br>EMK CONSULTANTS, INC.   |  |  |



EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF THAT CERTAIN UNPLATTED LAND RECORDED AT RECEPTION NO. 01050949 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;

SUBORDINATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 2, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEARS NORTH 00°13'36" EAST, A DISTANCE OF 2,581.08 FEET WITH ALL BEARINGS HEREIN REFERENCED TO SAID LINE, ALSO BEING THE SOUTHWEST CORNER OF SAID UNPLATTED LAND;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID UNPLATTED LAND, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°13'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 647.35 FEET;
2. SOUTH 89°35'51" EAST, A DISTANCE OF 1,338.15 FEET;
3. SOUTH 00°19'39" WEST, A DISTANCE OF 651.20 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SMITH'S SUBDIVISION RECORDED AT RECEPTION NO. 238083 IN SAID OFFICIAL RECORDS;
4. ALONG SAID NORTHERLY BOUNDARY, NORTH 89°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 19.937 ACRES, (868,458 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

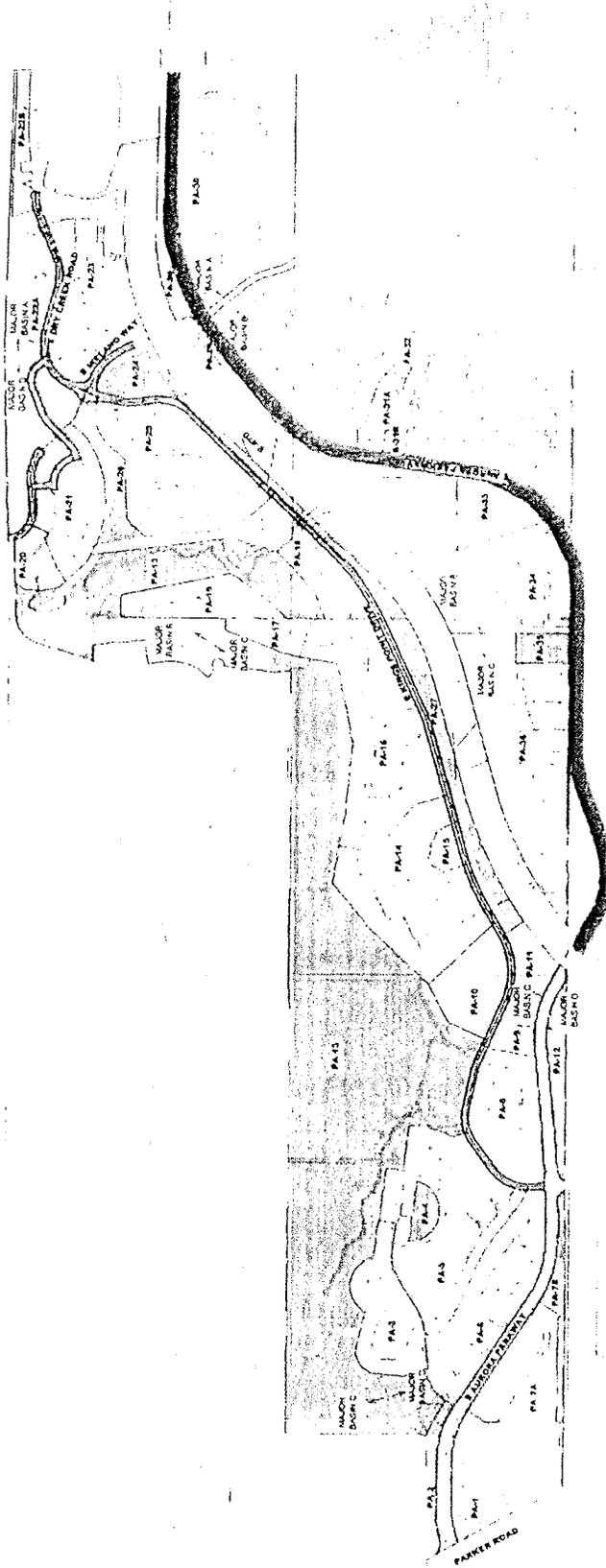
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH, PLS 33204  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



*[Handwritten signature]*

EXHIBIT D



2

# LIFT STATION CAPACITY LETTER

August 16, 2023

TO: Mr. Roger Prusse  
The Overlook at Kings Point South

FROM: Lennar  
Kings Point South PA 1-4

Dear Mr. Prusse,

Lennar's design of the lift station, which is intended to serve Kings Point South, The Vistas and Overlook at Kings Point South is in compliance with the Kings Point South Master Utility Report dated December 2022, prepared by HR Green and approved by the City of Aurora.

The Master Utility Report calculates for off-site flows and contemplated 30 lots from Overlook at Kings Point South. Off-site flows were requested from adjacent developments intended to be serviced at the time the Master Utility Report was created.

The City of Aurora will ultimately own and operate the lift station once it is constructed and will be the entity to make final determinations regarding capacity in the future.

Regards,

A handwritten signature in black ink, appearing to read "Kent Pedraza", with a long horizontal flourish extending to the right.

Lennar



---

# LETTER OF INTRODUCTION

---



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 / fax 303.770.7132  
www.thkassoc.com

March 22, 2023

Mr. Erik Gates  
City of Aurora, Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: The Overlook at King's Point South**

This talks a lot about location, but not about the product types being proposed and any amenities/parks proposed etc. or the proposed development in general. There appears to be two duplicative first pages with this letter of introduction.

Second page added that addresses proposed products/amenities, etc.

Dear Mr. Gates:

Prusse Land Company, LLLP is proposing to develop this 120+/- acre parcel of land generally located two miles east and one mile north of the intersection of E-470 and Parker Road. An existing IREA substation is located adjacent to the southwest corner of the property. The current zoning district is R-1. At this time, the developer does not intend to rezone any portion of the property. 20+/- acres are currently being annexed into the City of Aurora as a part of this application and will be initially zoned R-1.

The Overlook at King's Point South is located on the south side of the City of Aurora, approximately 2.0 miles east of Parker Road and south of the proposed Prairie Point development. The property boundary is adjacent to the existing Travois neighborhood. This development is a regionally central residential development including some semi-custom homes.

Not accurate. Currently there is a small corner of R-2 zoning in the northwest portion of this site. This may only be an issue if the zone district boundary results in a lot split between two zone districts.

The site is in close proximity to Parker Road, E-470, and will front the future development of a major arterial which is planned to become a four-lane major arterial and is designated in City of Aurora's Strategic Plan.

Updated

The ownership and design team are comprised of the following members:

Owner's Representative & Master Developer:  
Prusse Land Company, LLLP  
9162 S Lost Hill Trail  
Lonetree, CO 80124  
Attn: Roger Prusse

Engineer:  
Redland  
1500 West Canal Court  
Littleton, Colorado 80120  
720.283.6783 x128  
Attn: Mike Pietschmann

In addition to what has been mentioned by Landscaping, this letter should also specifically address the Criteria for Approval for a Master Plan found in Section 146-5.4.1.E.3.

Planner/Landscape Architect:  
THK Associates, Inc.  
2953 South Peoria Street, Suite 101  
Aurora, CO 80014  
303-770-7201  
Attn: Julie Gamec

Per City of Aurora Code, the project meets the criteria in the following ways:

Second page added that addresses the rest of the criteria required

Criteria of Approval the project is justified as proposed

1. The proposed project is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 / fax 303.770.7132  
www.thkassoc.com

March 22, 2023

Mr. Erik Gates  
City of Aurora, Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Updated

**RE: The Overlook at King's Point South Letter of Introduction**

Dear Mr. Gates:

Prusse Land Company, LLLP is proposing to develop this 120+/- acre parcel of land generally located two miles east and one mile north of the intersection of E-470 and Parker Road. An existing IREA substation is located adjacent to the southwest corner of the property. The current zoning district is R-1. At this time, the developer does not intend to rezone any portion of the property. 20+/- acres are currently being annexed into the City of Aurora.

The Overlook at King's Point South development is located 2.0 miles east of Parker Road and north of the property boundary in the regionally central residential zone.

The site is in close proximity to the future continuation of Aurora Parkway to the north, which is planned to be completed in the future.

The ownership and control of the site is currently held by Prusse Land Company, LLLP.

Owner's Representative:  
Prusse Land Company  
9162 S Lost Hill Trail  
Lonetree, CO 80124  
Attn: Roger Prusse

**Site Location**

The Overlook at King's Point South development is located in the Northwest Quarter of Section 2, Township 6 South, Range 66 West of the 6th Principal Meridian, City of Aurora, within Douglas County, Colorado. The Site consists of approximately 123 acres of undeveloped land in the southeast corner of Aurora city limits. The boundary of Arapahoe County is located at the northern edge of the Site. The development is bounded by the future continuation of Aurora Parkway to the north, existing residential developments to the east (Travois Filings One and Two), Smith's Subdivision to the south, and a future residential development (Kings Point South) to the west.

**Site Description**

The Overlook at King's Point South development is approximately 123 acres and is currently undeveloped. The area consists of mostly native grasses and trees. At full build-out, the Overlook at King's Point South development is expected to include approximately 280 single-family residential homes.

**Planning Areas**

The Overlook at King's Point South project is proposed to be a master planned residential development. The Site is proposed to be split into ten (10) Planning Areas. Five (5) planning areas will be developed as residential uses, and five (5) planning areas are anticipated to be parks, open space or drainage facilities. Planning Area 1 generally includes the northwest quarter of the site, Planning Area 2 generally includes the northeast quadrant of the site, Planning Area 3 generally includes the south-central quadrant of the site, Planning Area 4 includes a portion of the east portion of the Site, Planning Area 5 includes the southwest quadrant of the site, and Planning Areas 6 thru 10 include open space/park and drainage tracts throughout the site. The majority of Planning Area 3 is currently under review by the City for annexation.

Per City of Aurora Code, the proposed project is consistent with the Comprehensive Plan in the following ways:

- 1. The proposed project is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone

This agreement and the legal descriptions are not really part of the Letter of Introduction and should be uploaded separately in future submissions as supporting documents.

removed

## AGREEMENT

This Agreement ("Agreement") is entered into this 28 day of June, 2022, by and between Douglas County Associates Limited Partnership LLLP (hereafter referred to as "DCA"), Kings Point Investment LLC (hereafter referred to as "KPI") and Prusse Land Company LLLP (hereafter referred to as "Prusse"). For ten (10) dollars and other good and valuable consideration, the parties agree as follows:

1. DCA is the owner of certain real property described on Exhibit A appended hereto and hereafter referred to as the "DCA Property."
2. KPI is the owner of certain real property described on Exhibit B appended hereto and hereafter referred to as the "KPI Property."
3. Prusse is the owner of certain real property described on Exhibit C appended hereto and hereafter referred to as the "Prusse Property."
4. The parties agree that they shall cooperate together to pay for the design and construction of the southern two lanes of a four-lane roadway running from Highway E-470 East to Heritage Eagle Bend, as generally shown on the schematic appended hereto as Exhibit D. The northern two lanes of such roadway shall be paid for by the Kings Point North development.
5. The parties hereto shall divide the cost of designing and constructing such roadway as follows. DCA shall pay for 44% of such roadway. KPI shall pay for 27% of such roadway. Prusse shall pay for 29% of such roadway. All such amounts shall be due and payable thirty (30) days from the date incurred and invoiced to the owner of the respective Property.
6. The parties agree to reasonably cooperate on the following: (i) the design and construction of the roadway, (ii) development of a budget and schedule for the roadway work, (iii) selection of one or more contractors to perform such work; (iv) enter into such agreements with contractors and governmental authorities as necessary to perform such work; (v) identification of a lead party to manage the performance of the work and additional terms; and (vi) provide financial assurances that each party can fund its share of the work, which financial information shall be confidential and shared solely with those persons within the employment of a party or hired by a party as an independent contractor to perform the services required for the design and construction, with each person to whom shared acknowledging and agreeing to the confidentiality of the financial information. Notwithstanding anything to the contrary contained in this Agreement, the purpose of this Section is to provide additional clarification on the process for the performance of the roadway design and construction work, and each party's obligation to fund its share of the design and construction costs for the roadway shall remain enforceable even if the parties fail to agree on one or more provisions contained in this Section.
7. Any provision or part of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall, as to such situation and such jurisdiction, be ineffective only to the extent of such invalidity and shall not affect the enforceability of the remaining provisions hereof or the validity or enforceability of any such provision in any other situation or in any other jurisdiction.

This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. Electronic copies of signatures shall be accepted and binding as originals.

8. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, which would be applicable to transactions for which Colorado would be found to have the most significant relationship. Any action, suit, or proceeding arising out of this Agreement shall be instituted solely in the District Court for the State of Colorado seated in Arapahoe County, Colorado, which the parties agree shall be the sole and exclusive forum and venue and to which each party submits themselves to such jurisdiction. In the event of any action, suit, or proceeding arising out of this Agreement or the relationship of the parties arising from this Agreement, the prevailing party shall be awarded its legal fees and costs.

9. This Agreement shall be recorded by DCA in each county in which all or any portion of the properties described in the Exhibits are located (each of such properties referred to as a "Property"). In the event that any party fails to pay its full share of the cost of designing or construction of the roadway (a "Defaulting Party"), the unpaid amount thereof shall be a lien against the Defaulting Party's Property and the amount not paid by the Defaulting Party shall bear interest at twelve (12) percent per annum until paid in full, including interest. The lien shall have a priority date as of the recordation date of this Agreement. Any other party to this Agreement shall have the right to file (but shall not be required to file) a statement of lien to evidence the unpaid amount owed by the Defaulting Party. If such unpaid amount is not paid by the Defaulting Party within ten (10) business days after notice from one of the other parties to this Agreement, any other party to this agreement may foreclose such lien in the same manner as a mortgage.

10. Each party agrees to submit a copy of this Agreement to the City of Aurora with any development plans submitted by a party to Aurora and provide in such development plans the obligations of the parties contained herein.

11. The terms, provisions, and obligations contained in this Agreement shall be deemed obligations of each party hereto and such terms, provisions, and obligations shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the properties described in the attached Exhibits. Each party shall have the right to assign its rights and delegate its duties under this Agreement, provided that neither an assignment nor a delegation shall relieve the party of its obligations hereunder unless the assignment is to a person to whom fee title in the assignor's Property is conveyed. Upon recordation of a conveyance from an owner of one of the Properties encumbered by this Agreement, the grantee thereof shall be deemed to become a party to this Agreement and to have assumed the obligations of the grantor/owner of the Property conveyed.

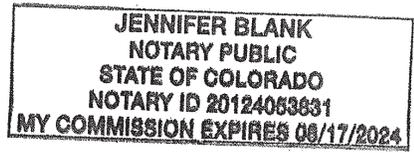
12. In the event any party commences an action in court to enforce this Agreement, the prevailing party in such court action shall recover its costs and attorney fees.

DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLLP

By: MAC HOLDINGS, INC., a Colorado corporation, its General Partner

By: [Signature]  
Peter Niederman  
Its: Vice-President

STATE OF Colorado )  
 ) ss.  
County of Arapahoe )



The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June 2022, by Peter Niederman, Vice-President of MAC Holdings, Inc., General Partner of Douglas County Associates Limited Partnership, LLLP, a Colorado limited liability limited partnership, for and on behalf of the limited liability limited partnership.

[Signature]  
Notary Public

My commission expires: Aug. 17, 2024





EXHIBIT A

TRACT B- EAST SIDE

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTION 3, 2340.84 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 3, 323.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 1404.96 FEET; THENCE S 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING FOUR (4) COURSES:

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE S 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;

THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;
2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY E-470;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E, 76.61 FEET TO THE POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING.

*PER ALTA SURVEY DATED 5/16/2001*

*PREPARED BY HCL ENGINEERING & SURVEYING, LLC.*

EXHIBIT B

LEGAL DESCRIPTION (SANFORD PARCEL)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 906, PAGE 288 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE N89°38'32"E, 1031.22 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N89°38'32"E, 228.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S04°41'19"W, 160.73 FEET;

THENCE S43°00'22"E, 322.41 FEET;

THENCE S45°28'08"E, 396.33 FEET;

THENCE S17°01'56"E, 359.47 FEET;

THENCE S41°44'09"E, 445.32 FEET;

THENCE S19°30'33"E, 630.91 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N89°35'57"W, 1338.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER S00°13'27"W, 312.43 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 367 PAGE 95 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, PARALLEL WITH AND 335 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3 S89°29'55"W, 260.02 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL, PARALLEL WITH AND 260 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER S00°13'27"W, 335.03 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°29'55"W, 755.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT BOOK 906 PAGE 288 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL N00°06'54"W, 2583.73 FEET TO THE POINT OF BEGINNING, CONTAINING 95.183 ACRES, MORE OR LESS.



EXHIBIT C

#2010037703, 2 OF 4

|   |   |  |
|---|---|--|
|    | <b>LEGAL DESCRIPTION</b>  | Exhibit A SHEET 1 OF 2   |
| EMK CONSULTANTS, INC.   |   |  |
| 7006 SOUTH ALTON WAY, BUILDING F, CENTENNIAL, COLORADO 80112-2019 (303) 694-1520  |   |  |
| NOTICE: This drawing does not represent a monumented survey and is only intended to depict the accompanying legal description.  |   | Date <u>05/28/10</u> Job No. <u>12528-02</u><br>Scale: <u>N/A</u> Drawn By: <u>AAP</u> |
| NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. |   |  |
| LEGAL DESCRIPTION (PRUSSE PARCEL)   |   |  |
| A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  |   |  |
| BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2;   |   |  |
| THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S00°03'25"W, 2627.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;   |   |  |
| THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER N89°26'03"W, 1336.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;   |   |  |
| THENCE ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N00°18'26"E, 651.31 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  |   |  |
| THENCE N19°30'33"W, 630.91 FEET;  |   |  |
| THENCE N41°44'08"W, 445.32 FEET;  |   |  |
| THENCE N17°01'56"W, 359.47 FEET;  |   |  |
| THENCE N45°28'08"W, 396.33 FEET;  |   |  |
| THENCE N43°00'22"W, 322.41 FEET;  |   |  |
| THENCE N04°41'19"E, 160.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;  |   |  |
| THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 2 N89°33'26"E, 2437.77 FEET TO THE POINT OF BEGINNING; CONTAINING 103.210 ACRES, MORE OR LESS.  |   |  |
| PREPARED BY:<br>JON S. MCDANIEL, PLS<br>FOR AND ON BEHALF OF<br>EMK CONSULTANTS, INC.   |  | <i>C.H.</i>  |

V:\2128 2406\EXHIBIT\PARCEL 2.dwg 6/7/2010 12:41:57 PM cad\cad11

*P*

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF THAT CERTAIN UNPLATTED LAND RECORDED AT RECEPTION NO. 01050949 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;

SUBORDINATELY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 2, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEARS NORTH 00°13'36" EAST, A DISTANCE OF 2,581.08 FEET WITH ALL BEARINGS HEREIN REFERENCED TO SAID LINE, ALSO BEING THE SOUTHWEST CORNER OF SAID UNPLATTED LAND;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID UNPLATTED LAND, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°13'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 647.35 FEET;
2. SOUTH 89°35'51" EAST, A DISTANCE OF 1,338.15 FEET;
3. SOUTH 00°19'39" WEST, A DISTANCE OF 651.20 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SMITH'S SUBDIVISION RECORDED AT RECEPTION NO. 238083 IN SAID OFFICIAL RECORDS;
4. ALONG SAID NORTHERLY BOUNDARY, NORTH 89°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 19.937 ACRES, (868,458 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

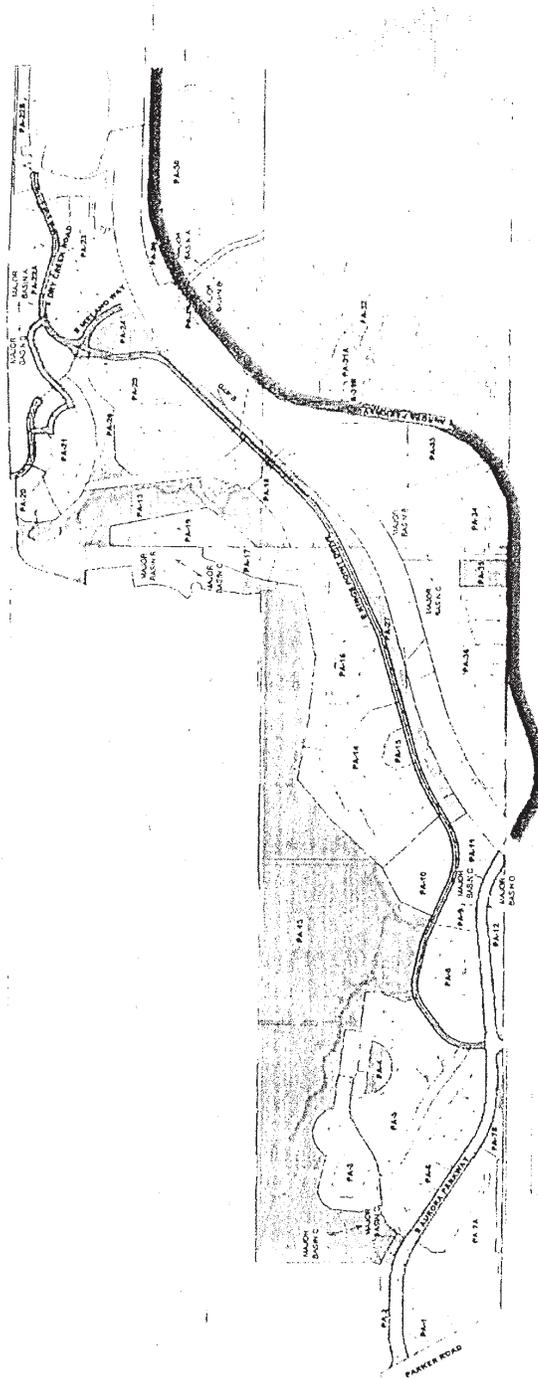
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH, PLS 33204  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



Q:\62321-01 -Overlook at Kings Point Plat\Legals\Kings Point Zoning.docx  
5/24/2022  
Page 1 of 2

EXHIBIT D



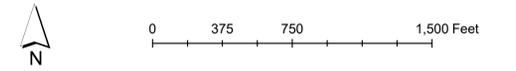


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# CONTEXT MAP

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# Overlook at King's Point Context Map



## Legend

- Existing Streets
- Proposed Streets
- Existing Trails
- Proposed Trails
- Streams/Drainage Ways
- Overhead Power Lines
- Low-Density Single-Family Residential District
- Medium-Density Residential District
- Parks and Open Space District
- Agricultural One
- Incorporated Areas
- Rural Residential
- Rural Residential B
- Planned Development
- County Boundary
- Project Site Boundary

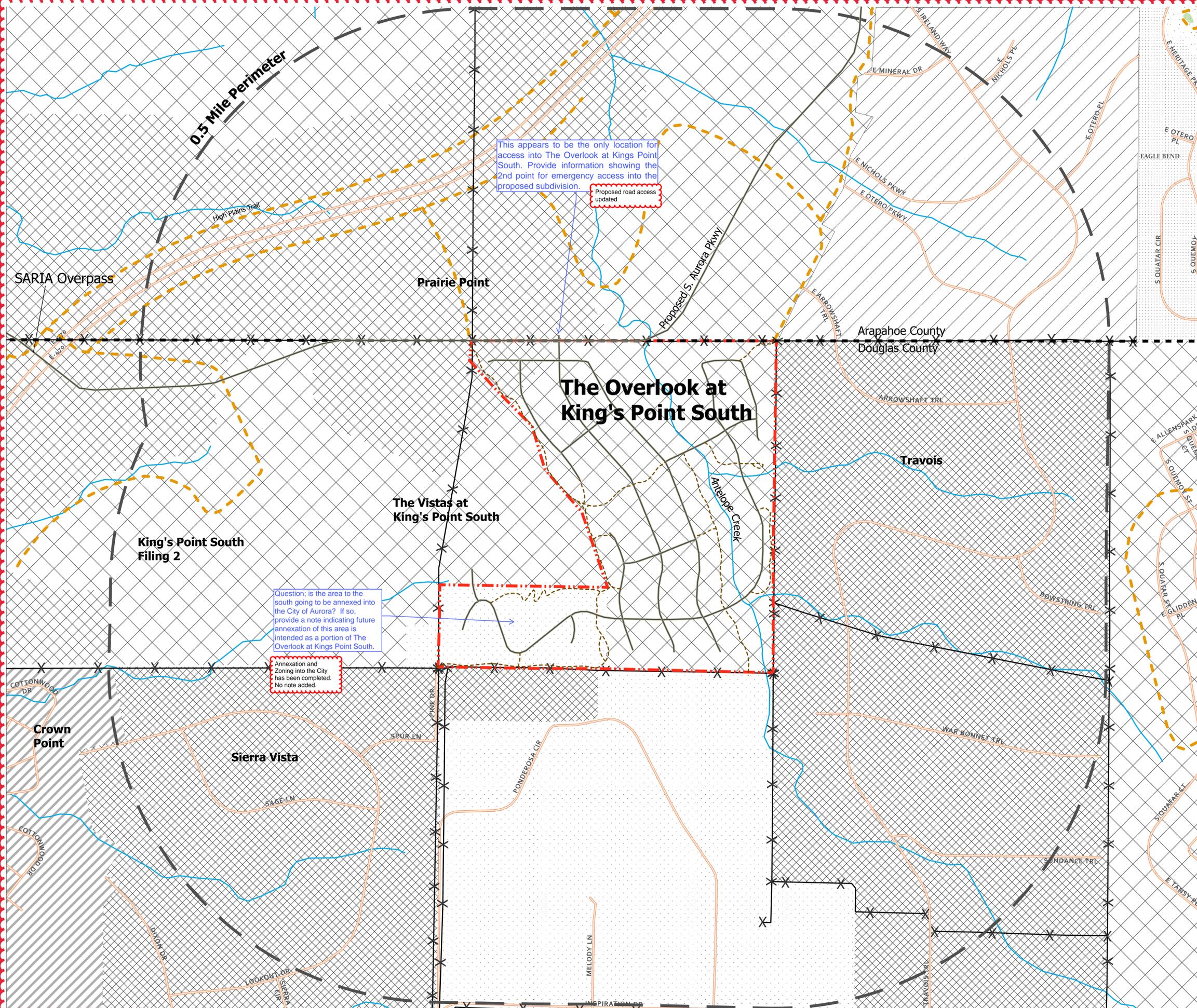
## Project Site Zoning Districts

- R-1 Low Density Residential District
- R-2 Medium Density Residential District
- Sub Area C

Have a second page to show the actual context of the site relative to the rest of Kings Point South/Prairie Point. This map doesn't really identify where the site is as there are no major roads included.

Key map added

These two are too close, please change one. Updated



This appears to be the only location for access into The Overlook at Kings Point South. Provide information showing the 2nd point for emergency access into the proposed subdivision.

Proposed road access updated

Question: is the area to the south going to be annexed into the City of Aurora? If so, provide a note indicating future annexation of this area is intended as a portion of The Overlook at Kings Point South.

Annexation and Zoning into the City has been completed. No note added.



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# MP NARRATIVE

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# FORM B: MASTER PLAN NARRATIVE

## 1. General Description

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

The general character of the MP is of a suburban housing development. The predominant land uses are low-density residential and medium-density single-family detached residential. The proposed development is designed to provide high-end housing for the region.

## 2. Defining Character

Describe how your proposed MP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

The MP creates a community that is designed around the natural beauty of the site. Art pieces as part of the proposed public art plan that focus on the views of the Rocky Mountains, local trails that utilize open space and the contours of Antelope Creek, and connections to future regional trails set the Overlook development apart from other housing developments in the area. Residents and visitors will be able to use these trails and adjacent parks and open spaces to recreate, relax, and enjoy the outdoors.

## 3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The MP accurately reflects adopted zone district boundaries. The existing proposed zoning districts will be R-1 and R-2 and will conform to the same permitted density as the dimensional standards of the UDO.

## 4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements with other jurisdictions or interest groups? If so, what are they and how do you plan to solve them?

At this time, no such conflicts exist.

## 5. Adjustments

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no MP adjustments are listed and approved, we will always interpret the final MP document to mean that all city code requirements will be met or exceeded.)

- What are the specific site-related characteristics of your site that have led to the adjustment request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)
- What design alternatives have you considered to avoid the adjustment? Why weren't these alternatives chosen?
- What measures have been taken to reduce the severity or extent of the proposed adjustment?

- What compensating increases in design standards have you proposed to mitigate the adjustment's impact?

At this time, the current design does not require any ordinance adjustments to be approved.

## **6. Required City Facilities**

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

This development requires a land dedication of 2.5 acres for a permanent fire station. The location of this land dedication will be at the northwest corner of the development, along the proposed Aurora Parkway. Discussions with the Aurora Fire Department will continue as the planning stage progresses in order to determine construction and funding for the fire station.

A water sampling station has also been requested by Aurora Water. The station will be located in an open space or park area, pending approval.

## **7. Vehicular Circulation**

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

The proposed South Aurora Parkway connects the project site to Parker Road. At this time, no other connections between the project site and adjacent properties exist. The proposed roadway cross sections have been determined based on traffic requirements and adjacent sections.

## **8. Pedestrian Circulation**

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

Several off-street trails on the site connect with other proposed local and regional trails. Proposed connections will occur in the northwest, southwest, and northeast corners of the development. In the northwest and northeast corner, the proposed Overlook at King's Point trail system will connect with proposed trails in the Prairie Point neighborhood. In the southwest corner, the proposed trail system will connect to Pine Drive.

## **9. Protection of Natural Features, Resources and Sensitive Areas**

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- Water features, such as floodplains, streams, and arroyos: A drainage pond has been designed on the north side of the development to enhance the stream and floodplain along Antelope Creek.
- Adjacent parks and public open space: At this time, there are no parks or open space zoning located within 0.5 miles of the development.
- Historic or archeological sites: At this time, there are no historic or archeological sites located within or adjacent to the proposed development.

- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets: A trail will be included in the development along the ridge to use and enhance the existing significant views of the front range and the Rocky Mountains. Public art that provides elevated views or draws interest to the view will be included along the ridge for public enjoyment.
- The approximate topographic form of major ridgelines and swales: To protect the approximate topographic form of major ridgelines and swales, lots will not be placed along the ridgeline. A trail and public art will be the only development along the ridgeline.
- Natural or geologic hazard areas, including unstable slopes and expansive soils: At this time, there are no known natural or geologic hazard areas within the boundaries of the development.
- Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands: As discussed above, a trail and public art will be located along the ridge running north to south along the west boundary of the development.

## 10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

The development will consist of a single neighborhood: The Overlook at King's Point South. The neighborhood will be characterized by semi-custom homes, big views, and connections to the outdoors through the local trail system.

## 11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so, where do you exhibit, and how will the requirements of the ordinance be carried out?

The Black Forest Ordinance is applicable to the site, and the impacted area will be annexed. This area is shown on the Natural Features map in Tab 4 as individual evergreen natural riparian vegetation zone. To carry out the requirements, a Tree Protection Plan (TPP) will be created, and any trees impacted will be replaced at a rate of 1:1.

This language needs to be coordinated with city Forestry

how on

Coordinations have been conducted. Language updated for clarity

## 12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

A majority of the development has slopes of 6% and greater. To address drainage, a drainage pond has been designed on Antelope Creek toward the north end of the property. The drainage pond has been located where most of the drainage would naturally occur. To address aesthetic issues, the high points on the development have been reserved for trails and open space in order to maximize the current views of the front range and the distant mountains. The recommended steep slope design guidelines have been reviewed and considered. To address the steep slopes, proposed primary roadways have been designed parallel to the contours, and lots have been set back from any designated drainage areas.

### 13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state, or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

At this time, no such consultations have occurred.

Coordination with outside agencies may be needed in the future based on the comments that are received from these agencies during review. Currently, a discussion with Douglas County is needed regarding the future extension of Pine Drive.

Coordination is ongoing with Douglas County regarding Pine Drive. Language updated.



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PUBLIC ART PLAN

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# INTENT

The public art installed at The Overlook at King's Point South is intended to enhance the natural beauty of the outdoors. The art selected will be abstract, encourage the public to focus on the world around them, and provide elevated long-range views.

Intent: The intent for the Public Art in The Overlook neighborhood is to provide a sense of connection to the community and the surrounding natural areas. Art will be located along the trail system proposed in the development, inviting residents and visitors to experience the piece.

# LOCATION



# GOALS

- Create a sense of ownership for the neighborhood with an art installation that reflect the character of the area.
- Utilize original or limited-edition artwork of regional artists.
- Provide interesting art that acts as a conversation starter and promotes critical thinking.
- Emphasize the existing views of the mountains and the front range.
- Create an intriguing outdoor space with quick access from the trail system.
- Provide longevity through the use of durable materials.

## VISION

Public art within The Overlook at King’s Point South will provide access to the art and encourage activation on the corridor. An elevated statement piece will be located along the ridgeline, providing the maximum amount of interest to the highlighted views of the development.

## TIMELINE

The public art selection will begin no later than the first preliminary plat. Development of the Overlook is likely to take 3-7 years to fully implement, but will create a one-of-a-kind, semi-custom neighborhood.

## BUDGET

| Land Use           | Budget per Acre | Acres Proposed | Budget per Land Use |
|--------------------|-----------------|----------------|---------------------|
| <b>Residential</b> | \$ 282.57       | 122.24         | \$ 34,541.36        |

update cost/acre

Updated

## CITY OF AURORA ART FEE ALLOCATION

| Task                                  | % of Budget | Cost         |
|---------------------------------------|-------------|--------------|
| <b>Professional Artist Budget</b>     | 75%         | \$ 25,906.02 |
| <b>Public Art Application Fee</b>     | 5%          | \$ 1,727.07  |
| <b>Project Coordinator</b>            | 10%         | \$ 3,454.14  |
| <b>Future Maintenance and Repairs</b> | 10%         | \$ 3,454.14  |

Specific materials, locations, and schedule for Public Art Installments shall be determined at the time of the Preliminary Plat. Sizes, schedule, and budgets may change as the Overlook is developed.

Locations for public art may include:

- Along the trail near the proposed community amenity.

# PUBLIC ART EXAMPLES/PRECEDENTS





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# MP LAND USE MAP

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Show the R-1/R-2 zone district boundary on this map. It appears to occur somewhere around here

Added

The proposed location for the Whelen Siren Location shall be submitted for review, approval and permit by the City of Aurora.

Noted

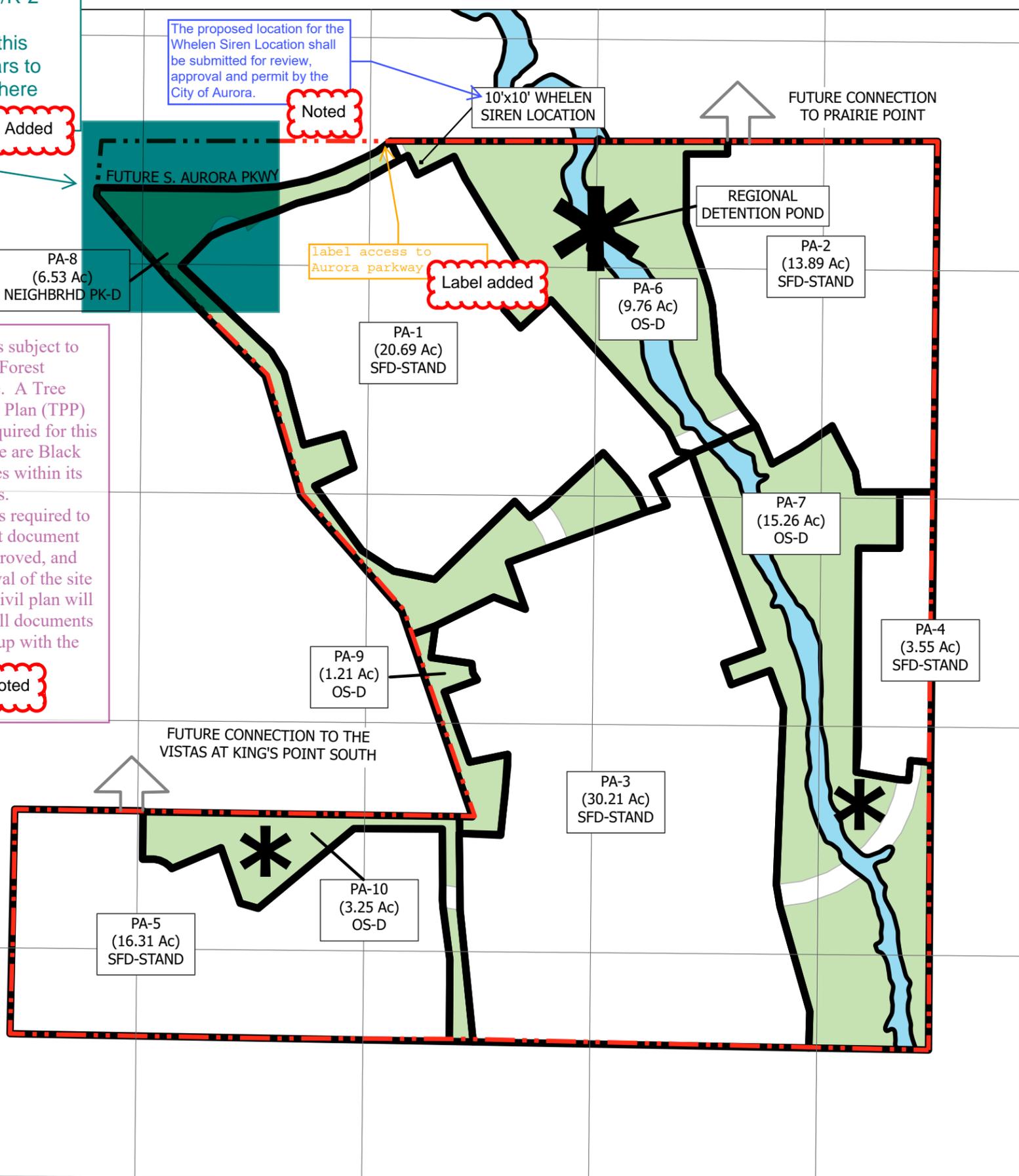
10'x10' WHELEN SIREN LOCATION

label access to Aurora parkway

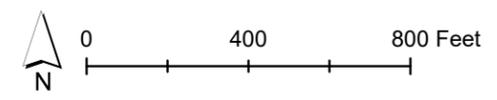
Label added

This site is subject to the Black Forest Ordinance. A Tree Protection Plan (TPP) will be required for this site if there are Black Forest trees within its boundaries. The TPP is required to be the first document that is approved, and the approval of the site plan and civil plan will follow. All documents must line up with the TPP.

Noted



# Overlook at King's Point Land Use Map

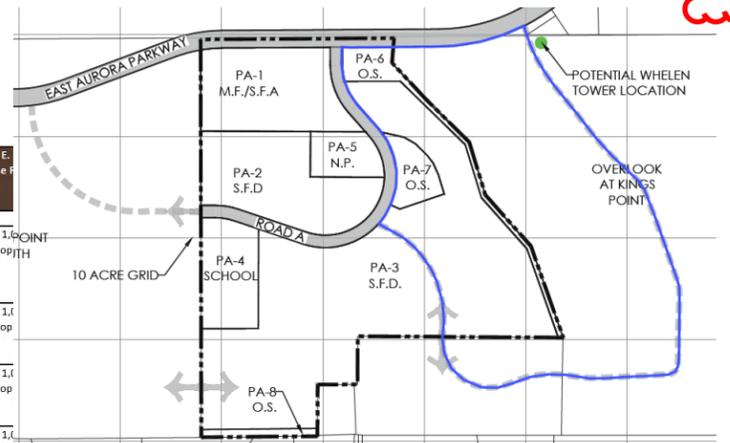


## Legend

- Project Site Boundary
- 100 Year Floodplain
- Planning Area Boundary
- Parks and Open Space (26.64 acres)
- Detention Pond Location
- 10-acre grid
- 10'x10' Whelen Siren Location

Per the UDO, each residential subdivision that contains more than 40 gross acres but less than 160 gross acres of land shall include lots from at least two different lot size categories described in Section 146-4.3.10.F.1.C, and at least 10 percent of the residential lots shall be in each size category. Provide a table/description of the lot types listing the number of lots proposed for these categories

Added



| A. Land Use Item  | B. Planning Area Map Number | C. Map Area Code | D. Gross Land Area in Acres | E. Land Use Formula                  | F. Maximum Potential Density (in DUs or SF) | G. Actual Proposed Maximum Density (in DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)                                  |
|---|-----------------------------|------------------|-----------------------------|--------------------------------------|---|---|---|
| 1. Floodplain Areas   | PA-6                        | OS-D             | 9.76 ac                     | 7.8 ac per 1,000 resident pop        | N/A   | N/A   |   |
|   | PA-7                        | OS-D             | 15.26 ac                    | 7.8 ac per 1,000 resident pop        | N/A   | N/A   |   |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-9                        | OS-D             | 1.21 ac                     | 7.8 ac per 1,000 resident pop        | N/A   | N/A   |   |
|   | PA-10                       | OS-D             | 3.25 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Provided Land Dedication: 3.25 ac Construction Phase 1, construct with the regional detention pond            |
|   | PA-8                        | NEIGHBRHD PK-D   | 6.53 ac                     | 3.0 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 2.14 ac Provided Land Dedication: 6.53 ac Construction Phase 1, construct with PA-1 |
| 3. Development Areas  | PA-1                        | SFD-STAND        | 20.69 ac                    | 5 DU/ac                              | 103 DU                                      | 82 DU   | Construction Phase 1  |
|   | PA-2                        | SFD-STAND        | 13.89 ac                    | 5 DU/ac                              | 69 DU                                       | 43 DU   | Construction Phase 1  |
|   | PA-3                        | SFD-STAND        | 30.21 ac                    | 5 DU/ac                              | 151 DU                                      | 103 DU  | Construction Phase 2  |
|   | PA-4                        | SFD-STAND        | 3.55 ac                     | 5 DU/ac                              | 17 DU                                       | 11 DU   | Construction Phase 2  |
|   | PA-5                        | SFD-STAND        | 16.31 ac                    | 3 DU/ac                              | 48 DU                                       | 28 DU   | Construction Phase 3  |
| 4. Total Map Acreage  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant   |                             |                  | 0.00 ac                     |                                      |   |   |   |
| 6. Applicant's Acreage Listed in Application  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 7. Total Flood Plain Acreage  |                             |                  | 1.0 ac                      |                                      |   |   |   |
| 8. Total Adjusted Gross MP Acreage  |                             |                  | 119.66 ac                   |                                      |   |   |   |

The maximum density in R-1 zoning is 3 DU/ac. As a result each of these PA's (1-4) are over density.

Updated

| A. Land Use Item  | D. Gross Land Area in Acres | E. Land Use Formula      | F. Maximum Potential Density by Code (in DUs or SF) | G. Actual Proposed Maximum Density (in DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)                                 |
|---|-----------------------------|--------------------------|---|---|--|
| 9. Total SFD planning areas   | 84.65 ac                    | 2.65 persons per unit    | 388 DU  | 269 DU  | Estimated 713 residents  |
| 10. Total SFA planning areas  | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 11. Total MF planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 12. Total Residential   | 84.65 ac                    | N/A                      | 388 DU  | 269 DU  | Estimated 713 residents  |
| 13. Check for average residential density in each subzone                   | 119.66 ac                   | 5 DU per acre x Line 8   | 598 DU  | 269 DU  | Estimated 713 residents  |
| 14. Small lot total for Sub Area C (if utilized)                            | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 15. Check for maximum allowable number of multifamily units in each subzone | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 16. Total retail planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 17. Total office planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 18. Total industrial planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 19. Total mixed commercial areas  | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 20. Total commercial  | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 21. Total neighborhood park land  | 6.53 ac                     | 3.0 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 2.14 ac Provided Land Dedication: 6.53 ac  |
| 22. Total community park land   | 0 ac                        | 1.1 acres/1000 residents | N/A   | N/A   | Requirement of 0.78 ac will be met by applicant cash-in-lieu payment   |
| 23. Total open space land   | 29.48 ac                    | 7.8 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 5.56 ac Provided Land Dedication: 28.48 ac (Excludes 1.0 ac - 100 year floodplain) |
| 24. Total park and open space land  | 30.01 ac                    | N/A                      | N/A   | N/A   | N/A  |



# FORM D: Land Use Map Matrix

| A. Land Use Item  | B. Planning Area Map Number | C. Map Area Code | D. Gross Land Area in Acres | E. Land Use Formula                  | F. Maximum Potential Density by Code (In DUs or SF) | G. Actual Proposed Maximum Density (In DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)  |
|---|-----------------------------|------------------|-----------------------------|--------------------------------------|---|---|---|
| 1. Floodplain Areas   | N/A                         | N/A              | N/A                         | N/A                                  | N/A   | N/A   | N/A   |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-6                        | OS-D             | 9.76 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 8.76 ac<br>(Excludes 1.0 ac - 100 year floodplain)<br>Construction Phase 1, construct with the regional detention pond |
|   | PA-7                        | OS-D             | 15.26 ac                    | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 15.26 ac<br>Construction Phase 1, construct with the regional detention pond   |
|   | PA-9                        | OS-D             | 1.21 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 1.21 ac<br>Construction Phase 1, construct with the regional detention pond  |
|   | PA-10                       | OS-D             | 3.25 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 3.25 ac<br>Construction Phase 1, construct with the regional detention pond  |
|   | PA-8                        | NEIGHBRHD PK-D   | 6.53 ac                     | 3.0 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 2.14 ac<br>Provided Land Dedication: 6.53 ac<br>Construction phase 1, construct with PA-1   |
| 3. Development Areas<br><br>Subzone:  | PA-1                        | SFD-STAND        | 20.69 ac                    | 5 DU/ac                              | 103 DU  | 82 DU   | Construction Phase 1  |
|   | PA-2                        | SFD-STAND        | 13.89 ac                    | 5 DU/ac                              | 69 DU   | 43 DU   | Construction Phase 1  |
|   | PA-3                        | SFD-STAND        | 30.21 ac                    | 5 DU/ac                              | 151 DU  | 103 DU  | Construction Phase 2  |
|   | PA-4                        | SFD-STAND        | 3.55 ac                     | 5 DU/ac                              | 17 DU   | 11 DU   | Construction Phase 2  |
|   | PA-5                        | SFD-STAND        | 16.31 ac                    | 3 DU/ac                              | 48 DU   | 28 DU   | Construction Phase 3  |
| 4. Total Map Acreage  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant   |                             |                  | 0.00 ac                     |                                      |   |   |   |
| 6. Applicant's Acreage Listed in Application  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 7. Total Flood Plain Acreage  |                             |                  | 1.0 ac                      |                                      |   |   |   |
| 8. Total Adjusted Gross MP Acreage  |                             |                  | 119.66 ac                   |                                      |   |   |   |

See the comment on the previous page regarding R-1 maximum density.

Updated

# FORM D-1: Land Use/Density Map Matrix

| A. Land Use Item  | D. Gross Land Area in Acres | E. Land Use Formula      | F. Maximum Potential Density by Code (In DUs or SF) | G. Actual Proposed Maximum Density (In DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)                                    |
|---|-----------------------------|--------------------------|---|---|---|
| 9. Total SFD planning areas   | 84.65 ac                    | 2.65 persons per unit    | 388 DU  | 269 DU  | Estimated 713 residents   |
| 10. Total SFA planning areas  | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 11. Total MF planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 12. Total Residential   | 84.65 ac                    | N/A                      | 388 DU  | 269 DU  | Estimated 713 residents   |
| 13. Check for average residential density in each subzone                   | 119.66 ac                   | 5 DU per acre x Line 8   | 598 DU  | 269 DU  | Estimated 713 residents   |
| 14. Small lot total for Sub Area C (if utilized)                            | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 15. Check for maximum allowable number of multifamily units in each subzone | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 16. Total retail planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 17. Total office planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 18. Total industrial planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 19. Total mixed commercial areas  | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 20. Total commercial  | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 21. Total neighborhood park land  | 6.53 ac                     | 3.0 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 2.14 ac<br>Provided Land Dedication: 6.53 ac  |
| 22. Total community park land   | 0 ac                        | 1.1 acres/1000 residents | N/A   | N/A   | Requirement of 0.78 ac will be met by applicant cash-in-lieu payment  |
| 23. Total open space land   | 29.48 ac                    | 7.8 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 28.48 ac (Excludes 1.0 ac - 100 year floodplain) |
| 24. Total park and open space land  | 30.01 ac                    | N/A                      | N/A   | N/A   | N/A   |

# Standard MP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by the City Code, Section 126.236.
3. Archeological finds. The owner, developer, and/or contractor are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential area provided the City has determined that the use is permitted and compatible with surrounding uses. A finding of compatibility will be determined at the time of preliminary plat or site plan review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Transportation Study are incorporated as a part of the MP. Final approval of these documents is required at the time of an application for the first plat within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO with standards within this MP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to residential landscape architecture and landscape design standards and related drawings must demonstrate an equal or better design than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13, and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)

It appears the second point of access is dependent upon the adjacent site, the Vistas. If so, please show and delineate how the Vistas second point of access will meet the minimum access requirements. Provide an illustration showing required access extending beyond the proposed sites.

Secondary access via Vistas added to the Land Use Map

Add "conflict"  
Added

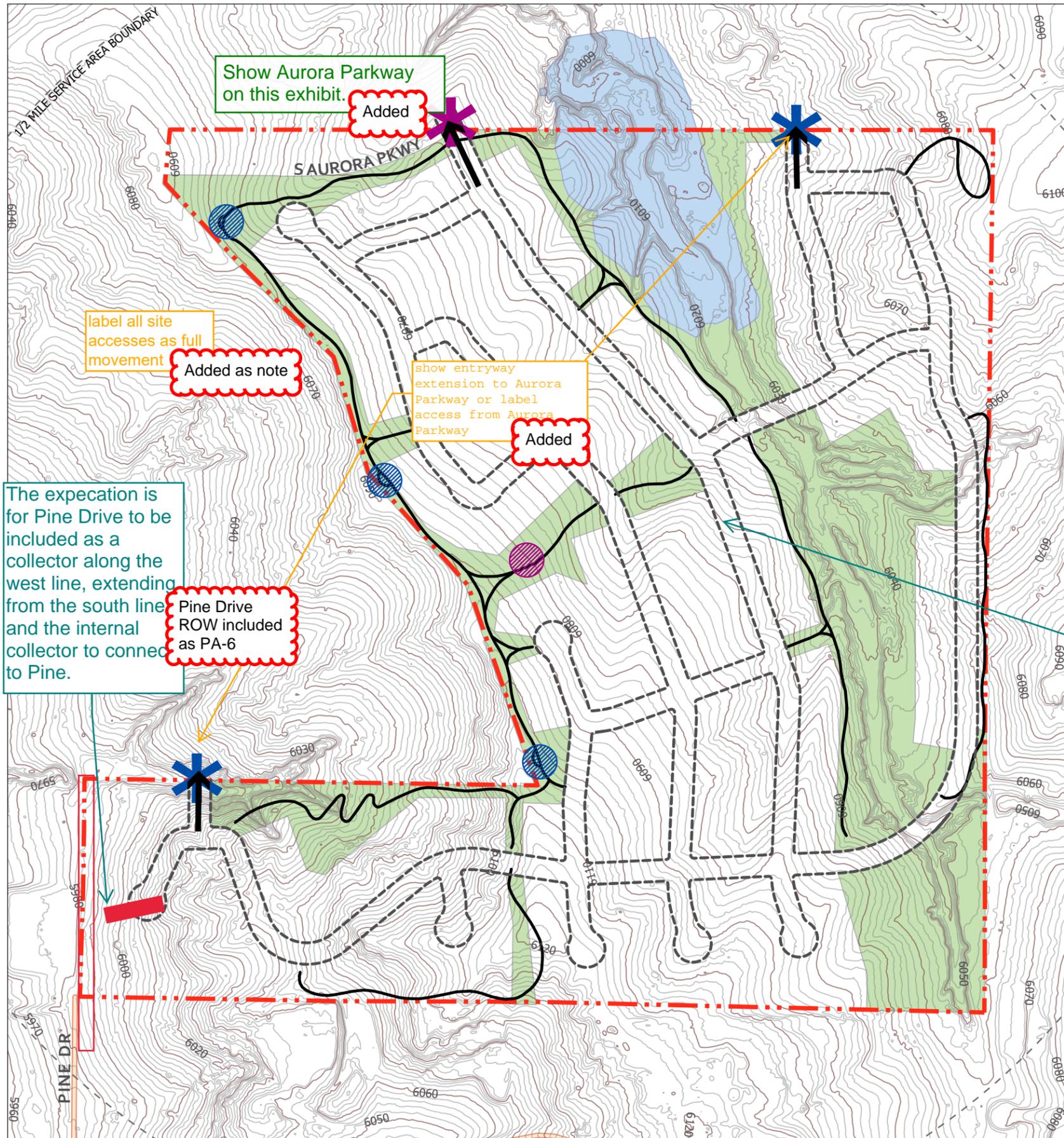
Add "the"  
Added



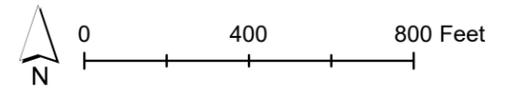
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MP OPEN SPACE, CIRCULATION,  
AND NEIGHBORHOOD PLAN

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# Open Space, Circulation, and Neighborhood Plan



## Legend

- Project Site Boundary
- Proposed Trails
- 2' Contours
- Detention Pond
- Parks and Open Space (37.58 acres)
- Existing Roads
- Proposed ROW
- Primary Entryway
- Secondary Entryway
- Access to Peripheral Roadway Network
- Primary Amenity
- Secondary Amenity

| A.<br>PLANNING AREA<br>DESIGNATION (OR<br>FEATURE IN AN AREA) | B.<br>DESCRIPTION AND<br>INVENTORY OF<br>FACILITIES                               | C.<br>TOTAL<br>ACREAGE | D.<br>PARKS DEPT.<br>CREDITED<br>ACREAGE            | E.<br>FINAL OWNERSHIP<br>AND FACILITY<br>FUNDING | F.<br>TRIGGER FOR<br>EACH PHASE                                  |
|---|---|------------------------|---|--|--|
| PA-6  | Open Space: Trails, benches, and trash receptacles                                | 9.76 ac                | 8.76 ac<br>(Excludes 1.00 ac - 100 year floodplain) | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-7  | Open Space: Trails, benches, and trash receptacles                                | 15.26 ac               | 15.26 ac  | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-9  | Open Space: Trails, benches, and trash receptacles                                | 1.21 ac                | 1.21 ac   | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-10   | Open Space: Trails, benches, and trash receptacles                                | 3.25 ac                | 3.25 ac   | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-8  | Neighborhood Park: Trails, overlooks, public art, and environmental play elements | 6.53 ac                | 6.53 ac   | Private: built by developer                      | Construction phase 2, construct with PA-1                        |

Acreege Required: 8.48 ac  
Acreege Provided: 35.01 ac

\_\_\_\_\_  
Director of Parks and Open Space

\_\_\_\_\_  
Date

\_\_\_\_\_  
Library and Recreation Services

\_\_\_\_\_  
Date



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# MP LANDSCAPE STANDARDS

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# Form G: Landscape Standards Matrix

| Landscape Item  | Brief Description of the Feature  | Location of the Standards in Application Package  |
|---|---|---|
| 1. Overall landscape concept and palette of plant materials used to carry it out.   | The landscaping at Overlook will demonstrate a commitment to water conservation by use of native and adapted plant materials. Plant materials will be selected to provide year-round interest through color and texture variations.   | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 57 |
| 2. Landscape design at entry monumentation and key entry points.  | The landscaping at entry monuments and key entry points shall use a similar palette to create a cohesive design throughout the Overlook Development.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 61 |
| 3. Landscape standard along E-470 or I-70 (If applicable)   | Not applicable  | Not applicable  |
| 4. Landscape standards along arterial and collector roads   | No less than 50% of all plant materials utilized along arterial and collector roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references. Native seed shall replace sod in the streetscape.  | Detailed standards are included in the Overlook Design Standards and Guidelines; 59     |
| 5. Landscape standards along local roadways.  | No less than 50% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wiseresources or xeriscape plant material references. Curbside landscape options shall be prioritized over turf tree lawn. Native seed shall replace sod in the streetscape.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 59 |
| 6. Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.) | No less than 50% of all plant materials utilized in public gathering spaces shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.   | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 61 |
| 7. Landscape standards at detention/retention ponds and water features.   | Landscape at detention/retention ponds will use native and adapted plant materials. Grass swales and grass buffers are encouraged to collect and convey runoff. Plants shall take into account periodic to continual water saturation and be selected to provide year-round interest through color and texture variations.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |
| 8. Landscape buffers at parks, open space, and drainage.  | No less than 50% of all plant species utilized in landscape buffers, parks, open spaces and drainages shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references. Consideration shall be taken to preserve long range views and to screen service features (i.e., loading docks, trash facilities, etc.). | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |
| 9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards)                         | No less than 50% of all plant materials utilized at residential lots shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 56 |
| 10. Landscape integration at retaining walls  | Follow typical UDO standards for landscape integration at retaining walls.  | Not applicable  |
| 11. Landscape standards at special facilities   | Follow typical UDO standards for landscape integration at special facilities.   | Not applicable  |

| Landscape Item   | Brief Description of the Feature  | Location of the Standards in Application Package  |
|--|---|---|
| 12. Buffer and setback exemptions for traditional street frontages | Not applicable  | Not applicable  |
| 13. Building Perimeter Landscape                                   | Follow typical UDO standards for landscape integration at building perimeters.  | Not applicable  |
| 14. Detention Pond Landscape                                       | Tracts surrounding a pond shall contain 1 tree and 10 shrubs per 4,000 square feet above the 100 year water surface elevation. 33% of the species (trees and/or shrubs) shall be evergreen. | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |
| 15. Tract Area Landscape   | Tract area not defined as street buffers shall contain 1 tree and 10 shrubs per 4,000 square feet. 33% of the species (trees and/or shrubs) shall be evergreen.                             | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |

**NOTES:**

1. The Design Standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed ordinance standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
2. All the photos and illustrations in the Design Standards and Guidelines are illustrative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent and detail.

# LANDSCAPE DESIGN STANDARDS

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## HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Landscaping

These guidelines apply to the whole of Overlook

## ORGANIZATION OF THE DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

**Topic:** The key issue to be addressed

**Intent:** This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Overlook

**Design Standards:** These are requirements of Overlook, in order to receive approval from the City of Aurora these standards must be met.

**Design Guidelines:** The guidelines are design strategies, features or techniques that Overlook is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, these solutions will be considered on a case by case basis for approval.

## ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of Overlook Design Guidelines is a legal document adopted by the City of Aurora as part of the Overlook Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing existing requirements. Where these standards are silent or do not address a topic, the City of Aurora's standards shall apply. Where there appears to be a conflict between these standards and the requirements of the city code in effect at the time of development, the more restrictive shall apply.

# LANDSCAPE DESIGN STANDARDS

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## UNIVERSAL DESIGN CONCEPTS

The landscape at Overlook will demonstrate a commitment to water conservation through smart landscape techniques and practices. The landscape design shall enhance pedestrian corridors and soften transitions between industrial/commercial uses and open spaces. A layered planting approach shall be implemented to help soften the appearance of architectural massing. A balance between buildings and landscape can be achieved by allowing for sufficient planting areas around buildings, parking areas, driveways and hardscape.

Areas considered are:

1. Site Entries and Pedestrian Spaces
2. Streetscapes
3. Open Spaces

## LANDSCAPE GENERAL NOTES

- Landscape shall provide seasonal interest through a variety of textures and colors.
- Permanent, efficient, automatic irrigation is required for all planting areas, including raised planters and containers (as applicable). Use of drip irrigation methods is preferred.
- Smart Landscape Techniques shall be utilized to reduce the overall water use throughout the development.

# OVERALL LANDSCAPE CONCEPT

## SMART LANDSCAPE TECHNIQUES

Water use reduction can be achieved by landscape and irrigation design. Drought-tolerant plant material, the use of native grasses, limiting turf areas and proper irrigation design can provide significant water consumption savings. Reinforce water conservation strategies through the following design criteria:

### **Landscape:**

- Native and adapted plant material
- Drought tolerant plant material
- Select plant material based on soil conditions
- Site plant material based up solar orientation
- Use deciduous trees to provide winter sun exposure and summer shading
- Minimize turf and use native seed mix as a replacement
- Purchase landscape materials from local resources.
- Use wood mulch and soil amendments to retain soil moisture
- Provide shade elements such as overhead structures or shade trees

### **Irrigation:** Design irrigation systems based upon the following:

- Soil percolation
- Sun and shade patterns
- Wind effects
- Minimize run-off
- Use of efficient, state of the art irrigation equipment and design
- Use of drip irrigation methods is preferred



Xeriscape Planting



Smart Landscape Techniques: Native and adapted plant materials



Trees and structures to provide shade



Wood mulch to retain soil moisture

# LANDSCAPE BUFFERS

## SMART LANDSCAPE TECHNIQUES

**INTENT:** Landscape buffers are used to enhance the continuity and quality of the pedestrian and vehicular experience. Buffers screen undesirable uses, provide a transition between differing land uses, and create balance between hardscape and softscape. Buffers in conjunction with a layered planting concept help soften the appearance of buildings, adjacent land uses and vertical improvements such as trash enclosures and walls. Screening minimizes views of areas that serve as utilitarian spaces (service areas) and undesirable view.

Street and non-street buffers are required in accordance with the UDO. Landscape buffers are required in the following instances:

- Development adjacent to public open space areas and trails under the jurisdiction of the City for public use and benefit ~~shall comply with City land dedication requirements for open spaces purposes.~~
- Along Public or Private ROW
- Non-Street Perimeter Buffers
- Special Landscape Buffers for Development Adjacent to Open Spaces
- Private Common Open Space
- Parking Lots
- Site Entryways and intersections
- Detention and Water Quality
- Buffers may be reduced with features including berms and per the City of Aurora Unified Ordinance. Refer to the Required Buffer Widths and Allowed R 146-4.7-2.

This has nothing to do with buffers. This should just state that these open space areas shall be buffered

Removed

These two thoughts seem to overlap

Development adjacent to public open space vs. private common open space. Language updated for clarity

•NOTE: drive-thru lanes and staking areas may not front a street and must meet the buffering guidelines in the UDO.



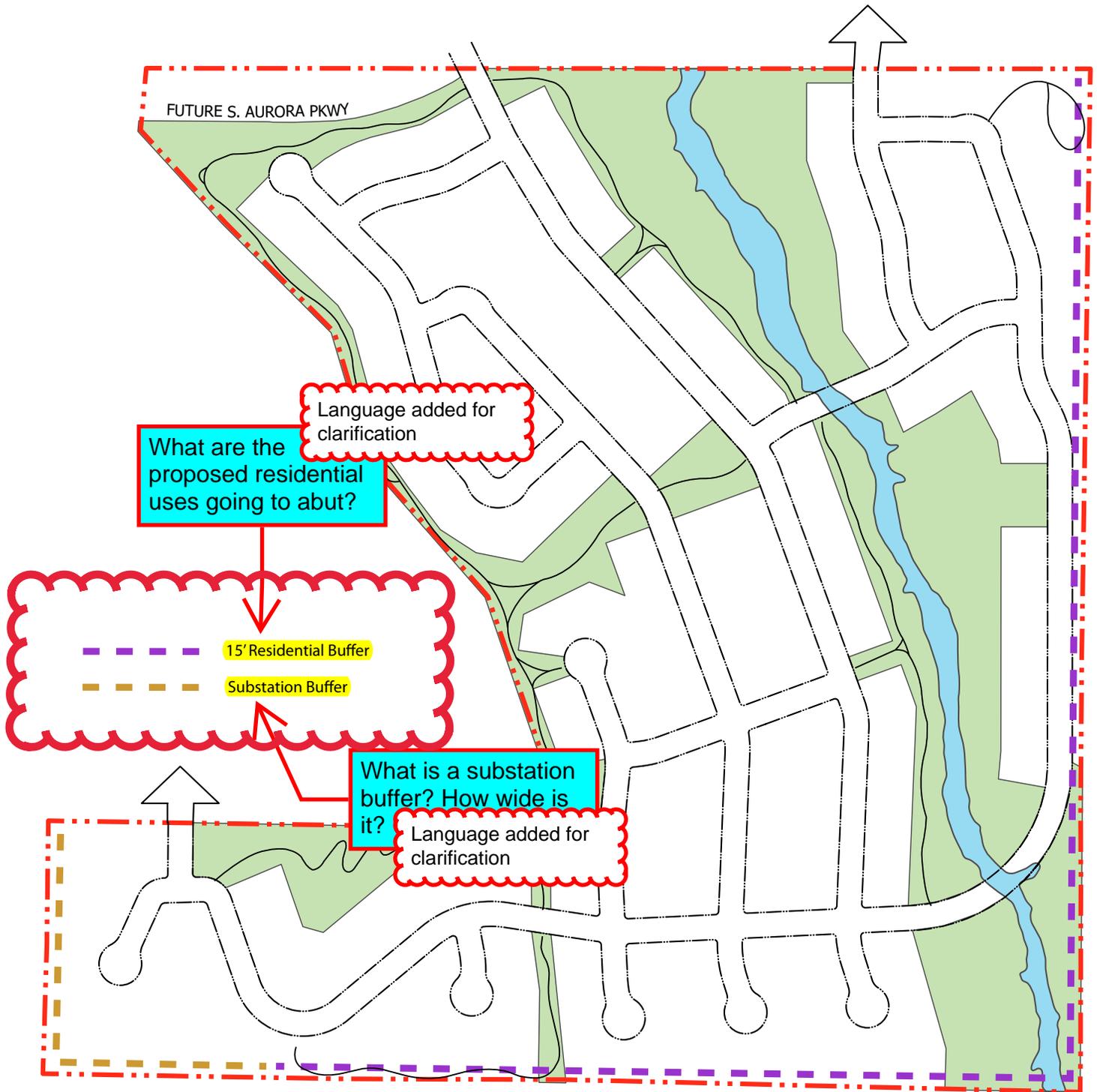
Buffer between street and parking area.



Buffer between street and residential area.

# LANDSCAPE BUFFERS

## LANDSCAPE BUFFER MAP



# SITE ENTRIES AND PEDESTRIAN SPACES

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**INTENT:** Entries into Overlook shall be enhanced as part of the entry sequence to provide a sense of arrival and project identification. Enhanced landscape features help guide people to entry points and points of interest. The entry sequence consists of primary and secondary entries, drive connections and arrival features adjacent to the building entry or primary use area of the site. Pedestrian areas consist of outdoor amenity areas, open spaces, and passive use areas. They provide comfortable outdoor seating options and amenities for their intended uses.

## SITE ENTRIES

### DESIGN STANDARDS

- Primary entries shall have enhanced landscape and entry monument signage.
  - Secondary entries shall have enhanced landscape.
  - Drive connections to arrival features and entries shall have enhanced landscaping.
  - Building entries and primary use areas shall have enhanced landscaping that identifies the entry or primary use area of the site.
- \*Enhanced landscaping consists of accent trees, colorful shrubbery, ornamental grasses and perennials.

## PEDESTRIAN SPACES

### DESIGN STANDARDS

- Provide a mix of seating options.
- Utilize shade trees or overhead structures at key locations to provide comfortable shaded seating areas.
- Use deciduous trees to provide winter sun exposure and summer shading.

\*Enhanced landscaping consists of accent trees, colorful shrubbery, ornamental grasses and perennials.

### DESIGN GUIDELINES

- Enhanced paving is encouraged at building entries and primary use areas.
- The following design elements and amenities are encouraged within pedestrian spaces:
  - Benches
  - Tables
  - Trash receptacles
  - Shade trees or overhead structures
  - Bollard lighting
  - Public art

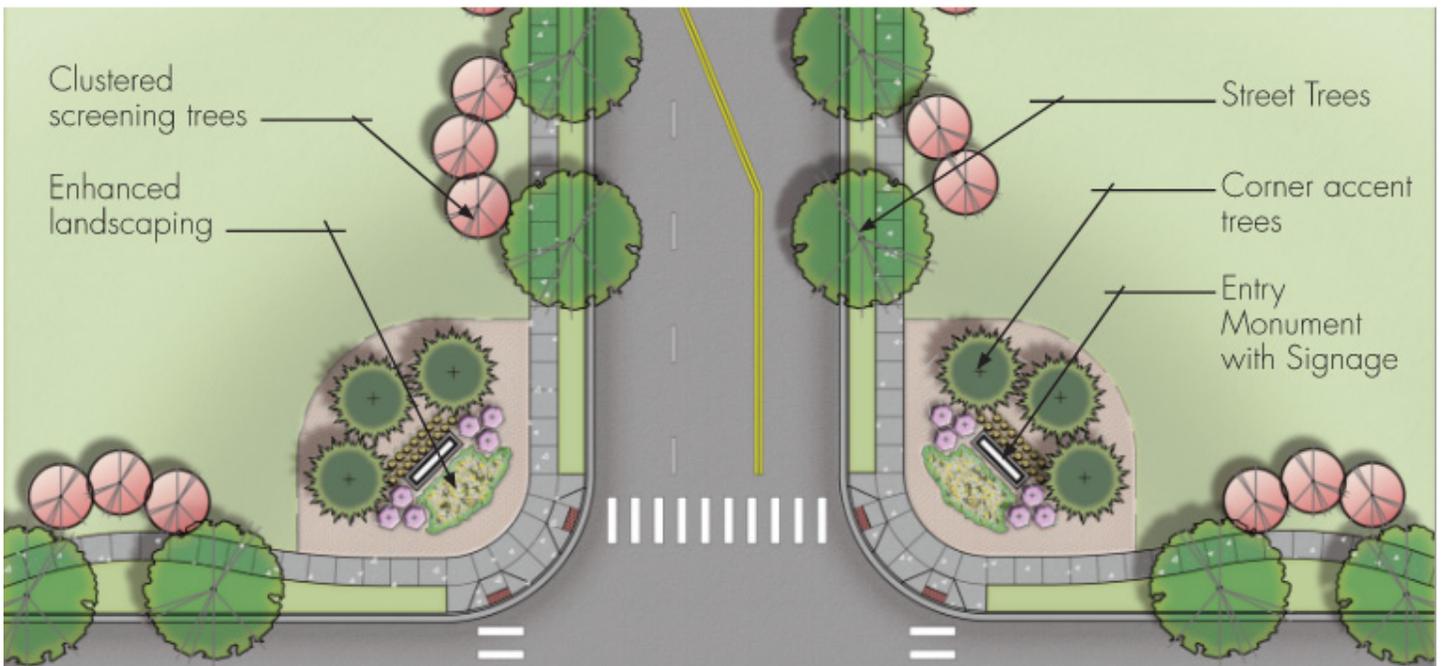
## Enhanced Entry Features



## Pedestrian Spaces

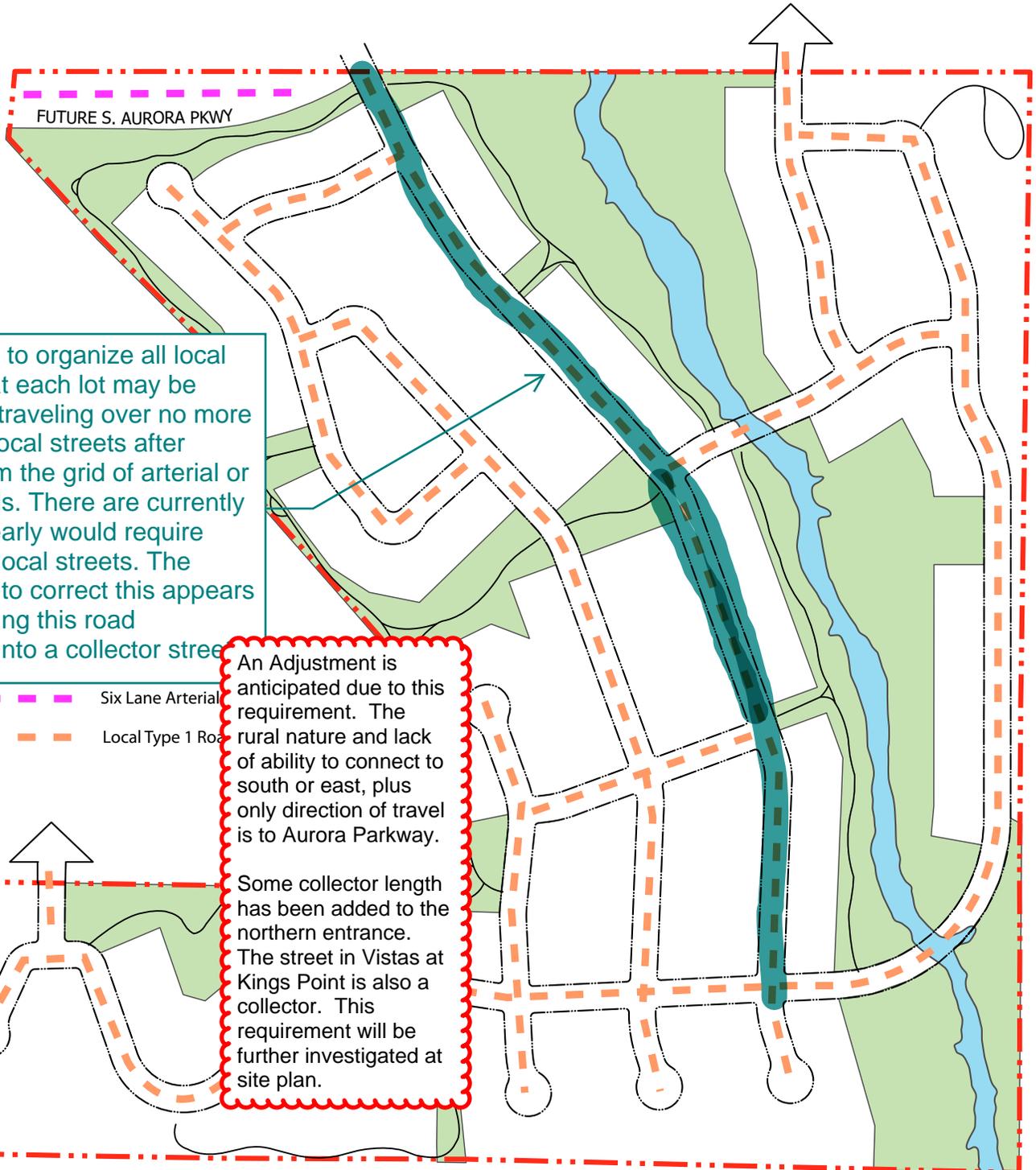


## Primary Entry Example



# STREETSCAPES

**INTENT:** The streetscapes at Overlook will demonstrate a commitment to water conservation using a mix of smart landscape techniques as described in the Overlook Landscape Design Guidelines. All streetscapes will use drought tolerant species to create year-round interest through color, material and textural variations. Street trees provide shade, texture and become the main unifying element of the street-scene while buffering vehicular uses from the pedestrian zone.

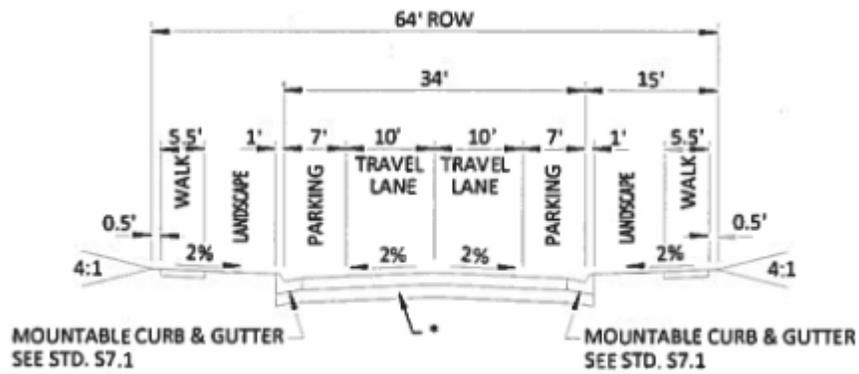


You will need to organize all local streets so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector roads. There are currently areas that clearly would require travel over 3 local streets. The simplest way to correct this appears to be converting this road (highlighted) into a collector street

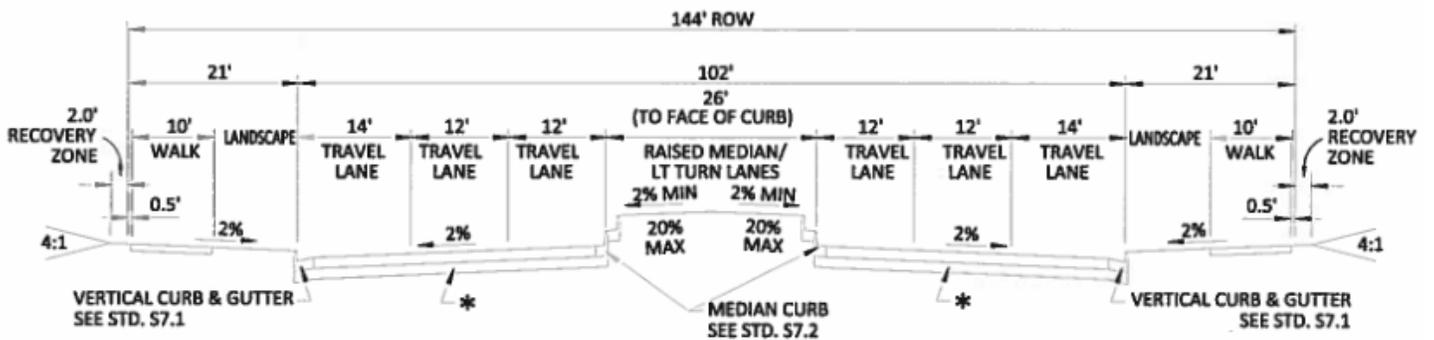
An Adjustment is anticipated due to this requirement. The rural nature and lack of ability to connect to south or east, plus only direction of travel is to Aurora Parkway.

Some collector length has been added to the northern entrance. The street in Vistas at Kings Point is also a collector. This requirement will be further investigated at site plan.

- — — — — Six Lane Arterial
- — — — — Local Type 1 Road



### LOCAL STREET TYPE 1



### SIX LANE ARTERIAL

MEDIAN TURN LANE WIDTH = 11'

# UNIVERSAL DESIGN STANDARDS

Street sections shall conform to the City of Aurora

We want to try to avoid restating regulations. We are happy to discuss prior to the next submittal.

ns.

## LANDSCAPE

**INTENT:** While utilizing water conscientious approaches and design, the streetscapes within the PROJECT will provide pedestrian circulation and connectivity. They will use native and adapted, drought tolerant, xeric plant species to create a memorable, aesthetically pleasing experience.

Language updated

### DESIGN STANDARDS

- No less than 50% of all plant materials utilized in public streetscapes shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant references.
- Native seed mix is to replace sod in all streetscapes
- Fruit-producing trees and shrubs shall be avoided near walkways



# TRACTS AND PONDS

**INTENT:** Tracts and ponds are often required in all development to serve functional needs such as utility corridors, access corridors, detention, retention and water quality. Tracts and ponds should be looked at as an asset for the overall aesthetics of the site.

### DESIGN STANDARDS

- All private common open space / tract landscape shall meet the Unified Development Ordinance standards for tract landscape in Section 146-4.7.5.I.
- 25% of the selected species (trees and/or shrubs) used in common open space / tract landscape shall be evergreen.
- All landscape areas surrounding detention, retention and water quality ponds shall meet the Unified Development Ordinance standards for detention, retention and water quality ponds in Section 146-4.7.5.M.4
- 25% of the selected species (trees and/or shrubs) used in landscape areas surrounding detention, retention and water quality shall be evergreen.



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# MP ARCHITECTURAL STANDARDS

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# Form H: Architectural Design Standards Matrix

| Architectural Design Standard        | Brief Description of the Feature   | Location of the Standards in Application Package  |
|--------------------------------------|--|---|
| Single-Family Materials Palette      | Natural stone, stone veneer, and/or corten steel. Secondary and accent materials include wood slats and precast/board form concrete.   | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 40   |
| Single-Family Color Palette          | Significant variation in the ranges of color on a building face is required. The same color scheme shall not be used more than three times within one single-family project. | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 40   |
| Single-Family Architectural Styles   | Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.                                     | Detailed standards are included in the Overlook Design Standards and Guidelines. Architectural styles shall be utilized as described in Form F-2: Neighborhood Character Matrix; pg. 42 |
| Single-Family Architectural Features | All residences shall have a primary entrance that includes a porch or covered entry that is visible from the street, green court, open space, or other public way.           | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 44   |

# ARCHITECTURAL DESIGN STANDARDS

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## HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Single-Family Design Standards

These guidelines apply to the whole of The Overlook at King's Point.

## ORGANIZATION OF THE DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

**Topic:** The key issue to be addressed.

**Intent:** This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Overlook.

**Design Standards:** These are requirements of Overlook, in order to receive approval from the City of Aurora these standards must be met.

**Design Guidelines:** The guidelines are design strategies, features or techniques that Overlook is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, these solutions will be considered on a case by case basis for approval.

## ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of the Overlook Design Guidelines is a legal document adopted by the City of Aurora as part of the Overlook Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing existing requirements. Where these standards are silent or do not address a topic, the City of Aurora's standards shall apply.

# OVERALL THEME AND MATERIALS

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INTENT: Overlook will promote and overall theme to reflect the residential nature of the site. The theme will use materials that reflect this use, which will provide a distinct, dramatic and contrasting nature to the landscape that will accompany site features such as the primary and secondary entry monumentation, way-finding, walls, and site amenities.

The primary thematic materials will include, but are not limited to the following:

1. Natural stone/Stone veneer
2. Corten steel

Secondary and accent materials will include:

1. Wood slats
2. Precast/Board Form Concrete

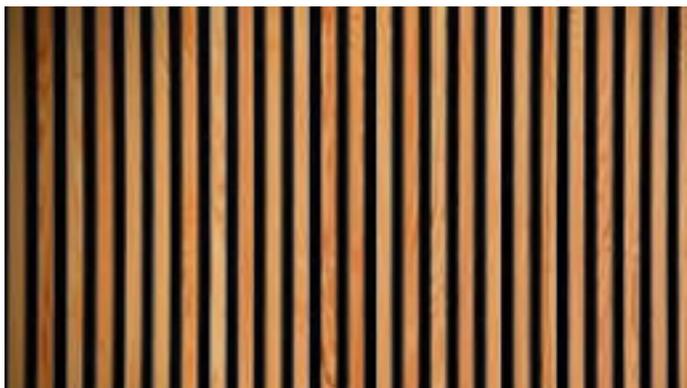
## MATERIALS



Corten Steel Detail



Stone Veneer Detail



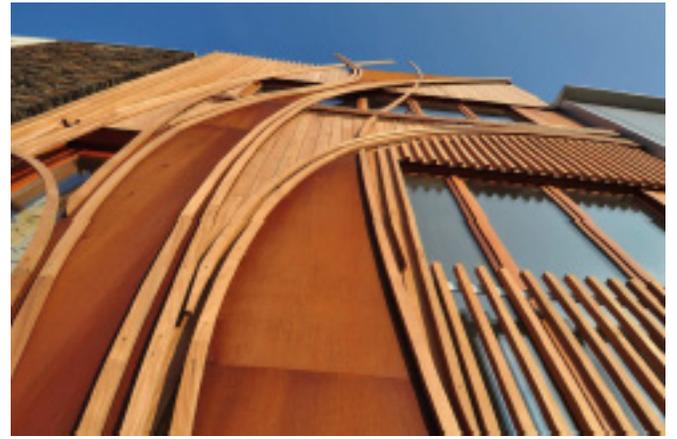
Wood Slat Detail



Board Form Concrete Detail



Corten steel with wood slat details



Corten steel with concrete accents



Stone with corten steel accents

# ARCHITECTURAL DESIGN STANDARDS

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## UNIVERSAL DESIGN CONCEPTS

The architecture at Overlook will utilize the following principles to guide the design process:

- Simplicity
- Hierarchy
- Sustainability

**Simplicity:** The design of the architecture can be bold, creative and compelling without being overly intricate or complex. A single, well executed concept can create an architectural statement that will stand the test of time.

**Hierarchy:** Architecture can support the community goals and provide visual cues to the users about use and intent. The architecture will create a clear hierarchy of facades to establish clear public, private and service spaces.

**Sustainability:** Consideration of conservation of resources, energy and reducing heat island effect can be integrated into architectural design decisions.

# SINGLE-FAMILY DESIGN STANDARDS

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## ARCHITECTURAL SCALE AND SCALING ELEMENTS

**INTENT:** The buildings in single-family areas will create the urban character of Overlook. Architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions establish the identity of the urban core and differentiate individual buildings. Moreover, it can be used to punctuate special locations and provide human scale details. Coordination of the scaling elements between buildings and 360-degree architecture will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance.

### DESIGN STANDARDS

The standards of this section apply to all single-family buildings.

- Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.
- Each building taller than 35' in height shall be designed so that the massing and/or facade articulation presents a clear base, middle and top. The base shall be appropriately articulated to provide human scale.
- All building facades facing public streets, private roads or parks and open spaces shall incorporate two or more of the following scaling elements, no less than every 50' to avoid long, unbroken flat walls:
  - Horizontal structural elements such as floors expressed with banding, belt courses, material changes.

- Vertical structural elements such as columns, pilasters, peers, etc.
  - The use of sills, lintels, mullions, at all windows.
  - Change in material.
  - Change in color.
  - Change in material module or pattern.
- A building's architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view from a public or private street or open space shall display a similar level of quality and architectural interest.
  - Required scaling elements for buildings should be integral with the building form and construction and not a thinly applied veneer.

## BUILDING MATERIALS AND COLOR

**INTENT:** The architectural characteristics of the single-family buildings will utilize high quality materials. Lasting and durable materials will be prioritized from local and regional sources when possible and will reflect the materials, colors and textures naturally found along the Front Range and within the Overlook development. As appropriate, smaller scale materials will be utilized to provide human scale in the architecture.

### DESIGN STANDARDS

- Building materials shall be selected with the objectives of quality and durability appropriate to the context of their use.
- At least 40% of the total building facade, not including windows and doors, shall be surfaced by one or more of the following:
  - Integrally colored decorative concrete masonry units
  - Brick or brick panels
  - Decorative architectural tile
  - Stone
  - Fiber Cement Board
  - Architectural metal
- The remaining facade area shall be surfaced in:
  - All materials listed above
  - Corrugated metal panels
  - Architectural wood panels
  - Stucco
  - Integrally colored decorative concrete
  - Integrally colored concrete block



Variation of building materials

### DESIGN GUIDELINES

- Material modules may be used in building facades. Units, if used, shall be appropriate material type and manufactured to industry standards. Modules shall not exceed 5' by 10' without the clear expression of a joint.
- The use of synthetic material to imitate natural materials shall be avoided, unless to better the aesthetics of wood or weathered materials.

## ROOF FORMS AND MASSING

**INTENT:** Single-family homes within Overlook will generally employ traditional roof forms using pitched roofs. However, modern architectural styles will also allow for flat roofs – these should be limited to encourage overall neighborhood consistency. Variety in roof type and orientation will help create visual interest along the street, encourage an interesting skyline and contribute to the overall character. Roof massing should be broken up with the use of smaller roof planes and architecturally appropriate features such as dormers. Massing should provide interest, while considering construction and maintenance costs.

Porches on single-family homes should employ a roof line that is compatible with the architectural style of the building. Where possible, porch roofs should be integrated into the roof of the building.

Patio roofs on single-family homes should employ a roof line that is compatible with the architectural style of the building. Where possible, porch roofs should be integrated into the roof of the building.

### DESIGN STANDARDS

- The following types of principle roofs are permitted for single-family units:
  - Gable
  - Hip
  - Shed (single direction path)
  - Flat with a parapet and/or cornice
- Roof pitches, overhangs and eave details shall be between 4:12 and 12:12 pitch and appropriate to the architectural character of the individual building. Secondary roof pitches may be as shallow as 3:12 pitch.
- Roof penetrations shall be grouped together and located to minimize their visual impact on the street.

### DESIGN GUIDELINES

- Single-family units are encouraged to present one primary roof form and to utilize secondary roof forms such as porches, dormers, bays, cross gables and hips to emphasis the architectural character.
- Dormers are encouraged to be habitable space or “open to below” to provide light into habitable spaces.
- Dormers should have a symmetrical roof form that accents the architectural style of the building. Dormers may not be appropriate on all styles.
- Dormers shall be placed a minimum of 36” away from any exterior wall.
- Deeper eaves are encouraged for shading.



Diagram of Hipped roof

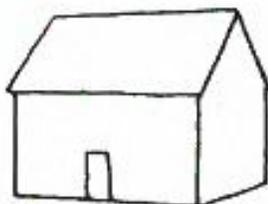


Diagram of Gabled roof

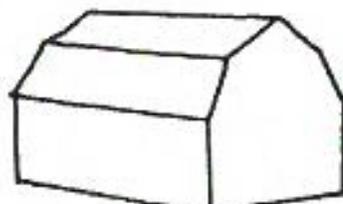


Diagram of Gambrel roof

# BUILDING FENESTRATION

**INTENT:** The pattern of windows and doors, or fenestration, of a building creates a rhythm for architectural detailing that contributes to the character of the street and each individual building.

## DESIGN STANDARDS

- The architecture, massing and height shall reflect the special nature of a primary corner by utilizing distinctive architectural form, detail and materials. Primary corners include:
  - Building corners visible from public open space
- No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.20. No first surface reflective coating shall be permitted.

## DESIGN GUIDELINES

- The location and patterns of glazing should enhance building function and scale. Variations in fenestration patterns may be used to emphasize building features such as entries, shifts in building functions and uses.
- Areas of buildings that are functionally restricted from providing 'vision glass' may use opaque or spandrel glass.
- Clear, low-e and/or slighting tinted glazing should be used on to limit glare off of glazed surfaces.
- When possible, windows shall be placed in locations to take advantage of the long range views to the Rocky Mountains to the west and the surrounding open spaces.

# EXTERIOR DOORS

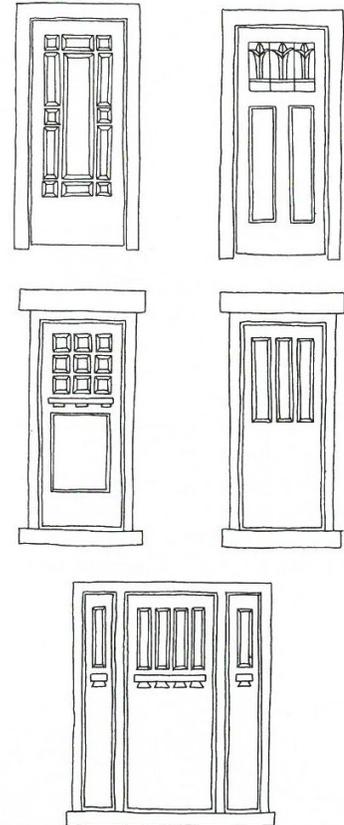
**INTENT:** Properly proportioned and detailed entry doors create a welcoming experience from the street and invite visitors to approach. Exterior doors help define the architectural character of each building.

## DESIGN STANDARDS

- Sliding glass doors shall be used only on the first floor and only on the rear or side elevation.
- French doors shall be permitted on any elevation, but shall not be the primary entry door.
- Door materials shall consist of painted or stained wood, hardboard, fiberglass or metal.

## DESIGN GUIDELINES

- Door selection should help define the architectural style.
- Glazing is encouraged at entry doors and includes windows, transoms and sidelights.
- Double front doors are permitted only when it speaks to the architectural style but use shall be limited.



Examples of Craftsman style doors. Entry door style helps define the architectural

# WINDOWS

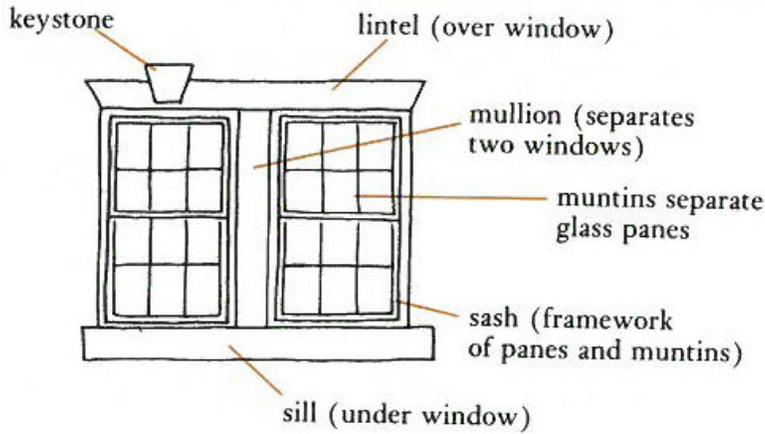
**INTENT:** Window type, composition and proportion are key character elements of the architectural style of a building.

## DESIGN STANDARDS

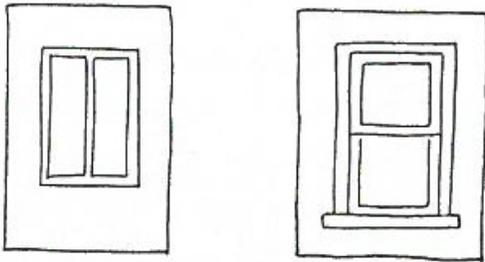
- The following window types are permitted:
  - Double-hung
  - Single-hung
  - Casement
  - Awning
- The following materials are permitted:
  - Wood
  - Metal-clad or vinyl-clad
  - Wood
  - Vinyl
  - Enameled metal or anodized aluminum
- Mirrored or highly reflected glazing shall not be used.
- Each elevation shall contain a minimum of two windows.

## DESIGN GUIDELINES

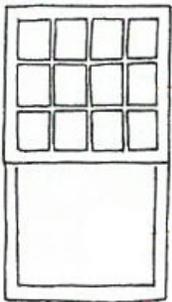
- For all architectural styles but modern, individual window proportions should not be less than 1x wide by 1.6x high (i.e., a window that is 30" wide should not be less than 48" tall). Proportions fitting the architectural style of the building are preferred.
- Square windows are permitted.
- Windows in modern buildings are not regulated but elevations should present a balanced composition with window proportions meeting aesthetic and functional needs.
- For all architectural styles but modern, divided light windows are encouraged. When used, they should have properly proportioned muntin bars and have either muntins applied to the outside of the window or sculpted simulated muntin bars between the panes of glass.
- Exterior shutters, if used, should be made of wood or composite material and should be sized in proportion to the window opening. Shutter width and style shall complement the architectural style of the building.
- Specialty windows such as arches, half rounds, quarter circles, diamonds, squares and rounds should be generally limited to one per elevation. Specialty windows should provide an accent to the overall style of the building.
- When windows are mulled together, they shall not exceed 50% of the building elevation width.



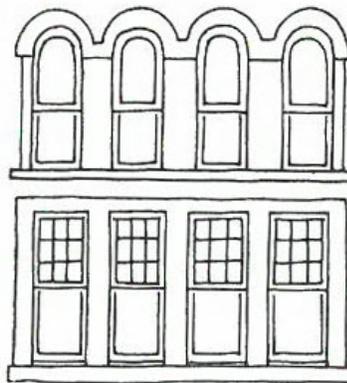
Use and mixing of window components create an architectural style and provide additional detail to the facade.



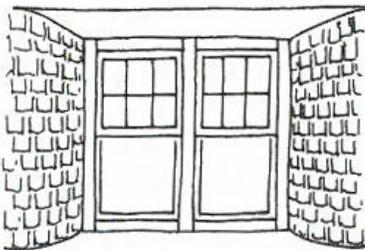
Example of aesthetic difference between contemporary window (left) and traditional window (right).



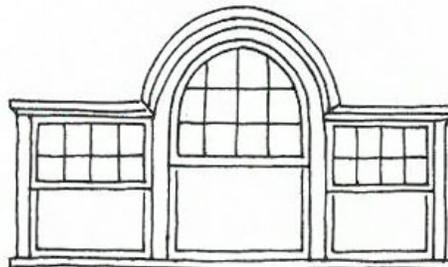
Double Hung window: nine over one configuration



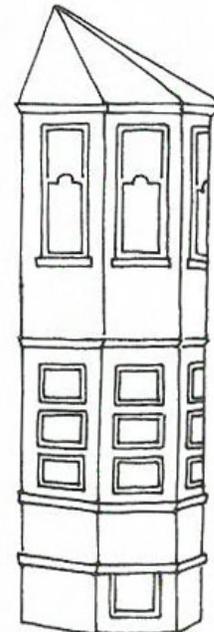
Example of window banks in different architectural styles



Windows can be recessed



Example of a Palladian window



Bay windows may be one or two story to add to the architectural character

Window types and combinations define the architectural character of a building.

## PORCH AND ENTRY CHARACTER

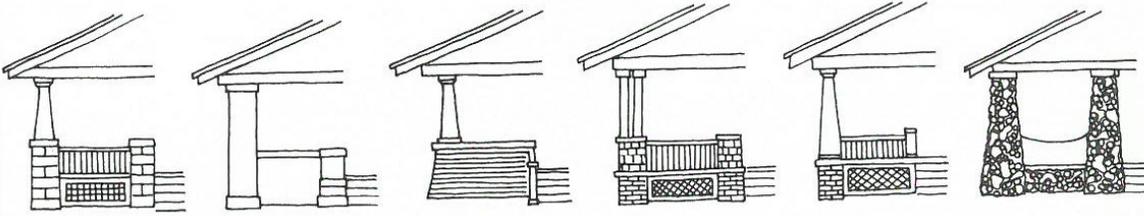
**INTENT:** Porches and entry features provide a transition space between the public and private realms. They also make a strong statement about the architectural style of the building. For the occupants, porches provide shelter from the elements, protect the front door, encourage neighbor interaction and allow for outdoor living opportunities. Porch and entry elements should be integrated into the overall design of the building.

### DESIGN STANDARDS

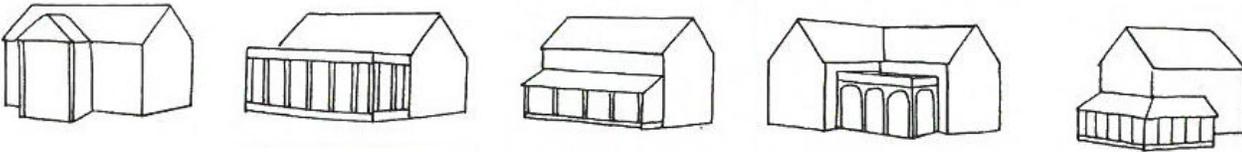
- All residential buildings shall have a primary entrance that includes a porch or covered entry feature that is visible from the public street, park or open space.
- All porches or covered entries shall be built to the minimum sizes specified per lot type in the neighborhood design section.
- Double height entrances are not permitted.
- Finished floor elevations shall be 18" to 24" above grade. Porches shall be level and continuous with the finish floor level of the home.
- Porch steps shall be constructed of wood, concrete or masonry to create a solid appearance. Open stair risers are not permitted.

### DESIGN GUIDELINES

- A variety of porch sizes and details are encouraged. Porch design should complement the architectural style of the building.
- Each porch element should be articulated clearly including:
  - Deck platform
  - Railing
  - Column and column base
  - Header trim
  - Porch ceiling
  - Soffit
  - Fascia
  - Gutter
  - Roof
- The area underneath the porch (if any) should be enclosed with skirting material consisting of masonry, wood or lattice. Skirting material shall contribute to the overall architectural style.
- Porch columns may be exposed wood or metal posts or have wood, siding, fiber cement board, stone or brick finish column bases applied over structural elements.
- Plywood is permitted for porch ceilings, but not preferred. Visible butt joints must be covered with a batten.



Slight variations in porch details and materials create a wide range of aesthetic options.



Porch shape, scale and relationship to main building help define the entryway and architectural vocabulary.

## ROOF MATERIALS

**INTENT:** Roof materials, color and pattern are key character elements of the architectural style of a building.

### DESIGN STANDARDS

- Primary pitched roof materials shall include:
  - Asphalt/fiberglass
  - Slate
  - Concrete tile
  - Ceramic tile
  - Standing seam metal roofing
- Primary flat roof shall include:
  - Commercial grade roofing materials
- Roof penetrations, including vent stacks, shall match the color of the surrounding roof. Group penetrations together when possible. Place on rear or side of the primary roof as much as possible to minimize visibility from the street.
- Flues, HVAC equipment, swamp coolers, satellite dishes, etc. shall be placed on the rear or side of the primary roof to minimize visibility from the street.
- Skylights shall be flat panel only.
- Gutters and downspouts shall be constructed of painted galvanized metal, color coated aluminum or copper.

### DESIGN GUIDELINES

- Solar panels are permitted but shall occupy no more than 50% of the roof area and panels should be coplanar with the roof. When possible, panels should be placed on the rear or side of the primary roof to minimize visibility from the street.
- Operable skylights are preferred to increase natural ventilation within the home.

## WALL MATERIALS

**INTENT:** Wall materials will be the single largest color and texture on a building. Wall materials should support the architectural style of the building while considering cost, constructability, longevity and maintainability.

### DESIGN STANDARDS

- Appropriate exterior wall materials shall include:
  - Stone
  - Brick
  - Painted or stained wood siding
  - Non-textured hardboard or cement-based siding
  - Stained cedar shingles
- Wood or cement-based siding patterns shall include:
  - Clapboard with a maximum of a 6" spacing
  - Drop siding
  - Board and batten
- Plywood simulating any material or used as a finish material is not permitted
- Vinyl or aluminum siding is not permitted
- Exposed foundation walls shall not exceed 18" above grade. When more than 8" of the foundation is visible, walls shall be covered with integral-colored stucco or cement wash and painted.
- Where brick is utilized it shall adhere to the following:
  - When brick covers 100% of the front façade, it shall have a minimum 6' deep return along the side elevations.
  - When brick is utilized as a wainscot, it shall be applied on all four elevations.
  - When brick is utilized and intended as more than a wainscot, but not 100% of the front façade, it shall be installed up to the height of the first story eave or second story floor (as applicable).
  - Vertical transitions between brick and other materials shall occur at inside corners only.

### DESIGN GUIDELINES

- The number of wall materials used on an elevation should be limited to a maximum of two and be selected in accordance with the architectural style of the building
- Material changes should occur along a horizontal line, typically at floor or gable ends.
- Material changes at a vertical line are generally discouraged unless used on a modern architectural styled building.
- Place materials with lighter visual weight above those with a heavier visual weight.
- When brick is utilized, window sills, lintels and banding should be expressed with coursing work such as rowlock, soldier, sailor or similar decorative treatment.

## EXTERIOR TRIM

**INTENT:** Exterior trim provides proportion to the building exterior and another color element to the aesthetic of the building. Trim provides accents to doors and windows, highlights material changes and can be used as decoration on some architectural styles. Exterior trim should be designed as an integral part of the building aesthetic.

### DESIGN STANDARDS

- Exterior trim materials shall include:
  - Painted or stained wood
  - Cellular PVC
  - Smooth-face cement boards
  - Exterior medium density fiber board (MDF)
- Doors and windows shall be trimmed with a minimum of 2" brick mold or 1"x4" material.

### DESIGN GUIDELINES

- Exterior trim should not be used to link windows between the first and second floor.
- Exterior trim used to provide detailing shall be integrated into the elevation and help to convey the architectural style of the building.

## EXTERIOR LIGHTING

**INTENT:** Exterior lighting shall provide adequate light for safety and way finding without disrupting dark skies or causing undue glare or light pollution to neighboring properties.

### DESIGN STANDARDS

- All single-family homes shall provide an entry light fixture. Photocell and timers are encouraged.
- Alley loaded garages shall include shielded lighting at the rear of the building. Photocell and timers are encouraged.
- Exterior lights shall be shielded to avoid creating undue glare. Suitable fixtures shall include down light cans mounted in porch ceilings, wall down light cans with the light source fully concealed and low-level path and or landscape lighting.
- Flood lighting of any area is not permitted.

### DESIGN GUIDELINES

- The use of landscape lighting is encouraged.



Example of exterior down cast lighting for residential buildings



Example of modern path lighting

# COLOR

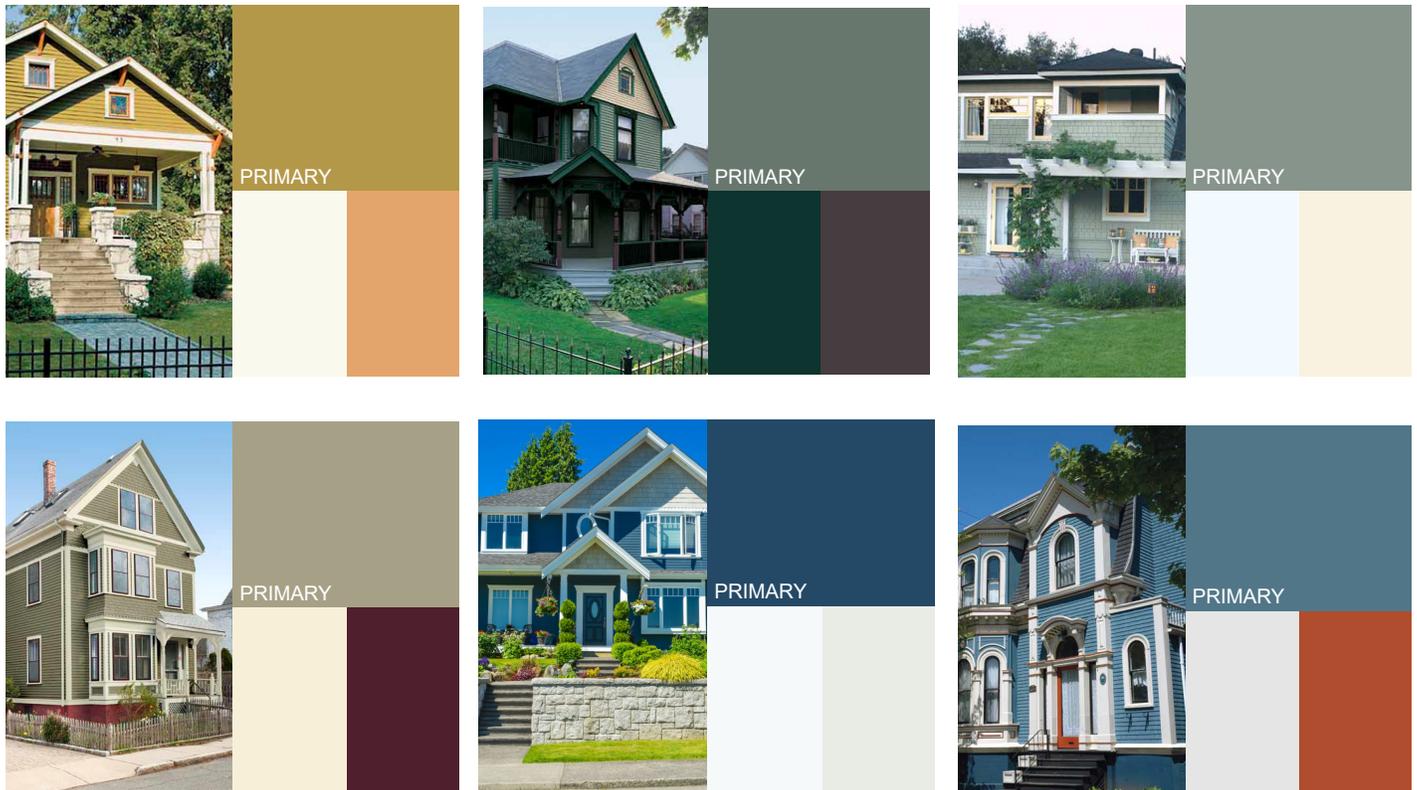
**INTENT:** Color selection and placement lends itself to the overall feel of architectural styles. The overall composition of the colors creates diversity throughout the neighborhood, while strengthening the architectural styles. Color preferences are often trendy and come in and out of style. Overlook strives to create a timeless neighborhood and so suggests a color palate that is a mix of current trends and historically accurate palettes for the individual architectural styles desired. This section is primarily Design Guidelines accompanied by suggested color schemes.

## DESIGN STANDARDS

- Significant color scheme variation shall be utilized. The same color scheme shall not be used more than twice on any block.
- Buildings shall express three main colors: roof, primary exterior wall and exterior trim.
- Accent colors on exterior door, porch trim or shutters may be used to create individuality.

## DESIGN GUIDELINES

- Vertical color changes should occur at an inside corner. Horizontal color changes should occur at massing articulations, a change in material or a significant trim band.
- Wall and roof colors should be coordinated and provide a cohesive overall look.
- Roof colors should be limited to warm grays and earth tones. Bright, primary colors are discouraged.
- A fourth color in a color scheme can be used as an accent to provide greater visual interest but should be limited to accent locations.



Single-family building color palette examples

## RESIDENTIAL FENCES AND WALLS

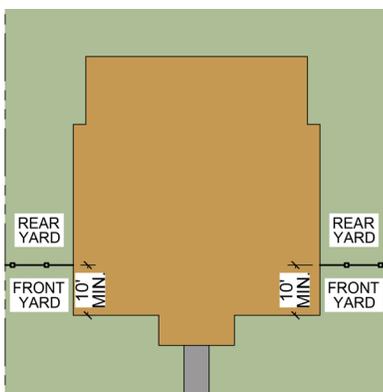
**INTENT:** Fences and walls play an important role in providing public and private space, both from the street and from adjacent uses. Generally low fences are appropriate in front yards, while higher fences are appropriate in side and rear yards.

### DESIGN STANDARDS

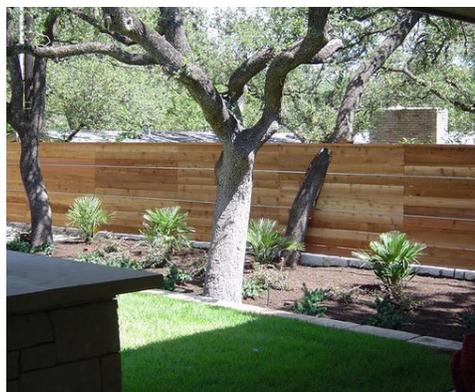
- Fences and walls shall meet all of the regulations contained in the City of Aurora Unified Development Ordinance section 146-4.7.9, as well as these guidelines. When there is conflict between the two, the standards and guidelines in this document shall control.
- Front yard fences and walls shall not exceed 36" in height.
- Fences and walls along the front 50% of the lot are also not permitted to exceed 36" in height.
- Rear yard fences or walls shall be a maximum of 6' in height
- Front and rear yard fences may be open or closed design.
- Fences dividing the front and rear yards may not occur closer to the street than 10' behind the primary face of the building.
- Front and rear yard fences shall be made of the following materials:
  - Painted or stained/sealed wood pickets
  - Masonry walls faced with brick or stone
  - Steel/iron fence
- Gates shall be made of stained or painted wood or metal.
- Vinyl, chain link and split rail fencing is not permitted.
- Fences for all residential units siding arterial streets shall have a consistent design and shall be coordinated by the home builder.

### DESIGN GUIDELINES

- Walls and fences should be constructed of compatible materials with the principal structure.
- Walls should be constructed of brick or stone.



Fence setback 10' from primary front face of building



An example of residential fencing with variations in wood color that creates interest



Metal fencing suitable for pets

# LANDSCAPE STANDARDS

This information should be moved to Tab 11.

Moved

**INTENT:** The landscape should be a consistently high-quality, sustainable landscape. Xeriscape principles and in particular water conservation should be utilized as much as possible.

## DESIGN STANDARDS

- All planting shall conform to the City of Aurora’s Landscape Ordinance unless addressed in the standards below.
- All plantings shall conform to the City of Aurora Xeriscape design standards.
- Plantings shall be installed as follows:

Sod is not permitted in the front yards of single family homes.

Please refer to the UDO standards for front yard requirements. These should be met at a minimum and then additional conditions can be imposed.

Table 5: Single-Family Residential Landscape Standards

| AREA                   | MAX. TURF AREA (SF)         | TREES      | MINIMUM COVERAGE | SHRUBS MINIMUM # OF SPECIES | PERENNIAL/GRASSES MINIMUM TYPES | MULCH  | MAX HARDSCAPE |
|------------------------|-----------------------------|------------|------------------|-----------------------------|---------------------------------|--|---------------|
| Front Yard             | 35% sod/turf                | 1 per unit | 90%              | 2                           | 2                               | Organic: Planting beds shall be 100% covered by a min. 3" mulch<br>Inorganic: Max. 50% outside of turf/planting beds areas | 20% max.      |
| Side Yard (Corner Lot) | Native seeding is preferred | 1 per lot  | 90%              | 2                           | 2                               |  |               |
| Rear Yard              |                             | 1 per unit | N/A              | N/A                         | N/A                             |  |               |

Updated

Updated

City Council passed an ordinance in September of 2022 prohibiting the installation of turf for non-functional purposes and this includes front yards, as well as curbside landscape areas

Noted

## PLANT MATERIAL REQUIREMENTS

**INTENT:** All proposed landscapes should use native or xeric plant species as much as possible. Every residential lot should have sufficient landscape to create a quality landscape.

### DESIGN GUIDELINES

- Front yards should clearly delineate individual residences

### DESIGN STANDARDS

- No less than 75% of the plant materials used shall be selected from the low water use zone found in the City of Aurora Plant List, the City of Aurora Recommended Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved xeriscape plant material references.
- Planting beds shall be a minimum of 6’ wide.
- Plant materials shall be installed at the minimum sizes per the table below:

Table 6: Single-Family Residential Plant Material Size Standards

| TYPE                               | SIZE         |
|------------------------------------|--------------|
| Deciduous Shade Tree               | 2.5" caliper |
| Ornamental Tree (Single Stem)      | 2" caliper   |
| Ornamental Tree (Clump/Multi-Stem) | 6" clump     |
| Evergreen Tree                     | 6' tall      |
| Shrubs                             | 5 gallon     |
| Groundcovers                       | 4" pots      |
| Ornamental Grasses                 | 1 gallon     |

## DESIGN QUALITY

**INTENT:** Landscape design quality should consider horizontal and vertical layering, seasonal interest and texture. Design should contribute to the overall feel and experience of all outdoor spaces.

### DESIGN STANDARDS

- In order to define space and add character, planting plans should consider vertical and horizontal layering of overhead, eye-level and ground plane (trees, shrubs, grasses and perennials).
- In order to create interest throughout the year, planting schemes should consider seasonal changes in foliage, color and texture.



Planting that uses seasonal interest and varying heights to create interest

## IRRIGATION

**INTENT:** Use of high efficiency equipment and monitoring technology to significantly reduce water use and water loss, while providing plants sufficient moisture to keep the landscapes healthy.

### DESIGN STANDARDS

- Permanent, automatic irrigation systems are required for all planting areas, including raised planter areas and containers.
- All irrigation systems shall be designed to minimize water use. Use of high efficiency, fully adjustable heads are preferred. Drip irrigation shall be used to the maximum extent possible.
- Irrigation systems shall be zoned to appropriately water different hydrozones to conserve water.
- Irrigation systems shall include a rain sensor.
- All irrigation systems shall include one of the following system controls:
  - Evapotranspiration (ET) controllers that allow flexible programming to adjust watering schedules to the historical needs of plant types.
  - Evapotranspiration (ET) device featuring a data connection 'real time' weather data.

## OTHER RESIDENTIAL CONSIDERATIONS

**INTENT:** This section is used to discuss items that are covered within these Design Guidelines but that may not fit into one of the specific categories already defined.

### DESIGN STANDARDS

- Trash receptacles, if placed outside, shall be located at the rear of the lot behind a fence enclosure that screens them from view of the alley. The enclosure shall match the design of the other fences on the property and be a minimum of 12" taller than the trash receptacles.
- Vertical curbs are permitted where the entire block is alley loaded.
- Play structures, hot tubs, etc. shall be placed on the rear of the lot to minimize their visibility from the street.

# AUORORA PARKWAY COST SHARE AGREEMENT

## AGREEMENT

This Agreement ("Agreement") is entered into this 28 day of June, 2022, by and between Douglas County Associates Limited Partnership LLLP (hereafter referred to as "DCA"), Kings Point Investment LLC (hereafter referred to as "KPI") and Prusse Land Company LLLP (hereafter referred to as "Prusse"). For ten (10) dollars and other good and valuable consideration, the parties agree as follows:

1. DCA is the owner of certain real property described on Exhibit A appended hereto and hereafter referred to as the "DCA Property."

2. KPI is the owner of certain real property described on Exhibit B appended hereto and hereafter referred to as the "KPI Property."

3. Prusse is the owner of certain real property described on Exhibit C appended hereto and hereafter referred to as the "Prusse Property."

4. The parties agree that they shall cooperate together to pay for the design and construction of the southern two lanes of a four-lane roadway running from Highway E-470 East to Heritage Eagle Bend, as generally shown on the schematic appended hereto as Exhibit D. The northern two lanes of such roadway shall be paid for by the Kings Point North development.

5. The parties hereto shall divide the cost of designing and constructing such roadway as follows. DCA shall pay for 44% of such roadway. KPI shall pay for 27% of such roadway. Prusse shall pay for 29% of such roadway. All such amounts shall be due and payable thirty (30) days from the date incurred and invoiced to the owner of the respective Property.

6. The parties agree to reasonably cooperate on the following: (i) the design and construction of the roadway, (ii) development of a budget and schedule for the roadway work, (iii) selection of one or more contractors to perform such work; (iv) enter into such agreements with contractors and governmental authorities as necessary to perform such work; (v) identification of a lead party to manage the performance of the work and additional terms; and (vi) provide financial assurances that each party can fund its share of the work, which financial information shall be confidential and shared solely with those persons within the employment of a party or hired by a party as an independent contractor to perform the services required for the design and construction, with each person to whom shared acknowledging and agreeing to the confidentiality of the financial information. Notwithstanding anything to the contrary contained in this Agreement, the purpose of this Section is to provide additional clarification on the process for the performance of the roadway design and construction work, and each party's obligation to fund its share of the design and construction costs for the roadway shall remain enforceable even if the parties fail to agree on one or more provisions contained in this Section.

7. Any provision or part of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall, as to such situation and such jurisdiction, be ineffective only to the extent of such invalidity and shall not affect the enforceability of the remaining provisions hereof or the validity or enforceability of any such provision in any other situation or in any other jurisdiction.

This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. Electronic copies of signatures shall be accepted and binding as originals.

8. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, which would be applicable to transactions for which Colorado would be found to have the most significant relationship. Any action, suit, or proceeding arising out of this Agreement shall be instituted solely in the District Court for the State of Colorado seated in Arapahoe County, Colorado, which the parties agree shall be the sole and exclusive forum and venue and to which each party submits themselves to such jurisdiction. In the event of any action, suit, or proceeding arising out of this Agreement or the relationship of the parties arising from this Agreement, the prevailing party shall be awarded its legal fees and costs.

9. This Agreement shall be recorded by DCA in each county in which all or any portion of the properties described in the Exhibits are located (each of such properties referred to as a "Property"). In the event that any party fails to pay its full share of the cost of designing or construction of the roadway (a "Defaulting Party"), the unpaid amount thereof shall be a lien against the Defaulting Party's Property and the amount not paid by the Defaulting Party shall bear interest at twelve (12) percent per annum until paid in full, including interest. The lien shall have a priority date as of the recordation date of this Agreement. Any other party to this Agreement shall have the right to file (but shall not be required to file) a statement of lien to evidence the unpaid amount owed by the Defaulting Party. If such unpaid amount is not paid by the Defaulting Party within ten (10) business days after notice from one of the other parties to this Agreement, any other party to this agreement may foreclose such lien in the same manner as a mortgage.

10. Each party agrees to submit a copy of this Agreement to the City of Aurora with any development plans submitted by a party to Aurora and provide in such development plans the obligations of the parties contained herein.

11. The terms, provisions, and obligations contained in this Agreement shall be deemed obligations of each party hereto and such terms, provisions, and obligations shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the properties described in the attached Exhibits. Each party shall have the right to assign its rights and delegate its duties under this Agreement, provided that neither an assignment nor a delegation shall relieve the party of its obligations hereunder unless the assignment is to a person to whom fee title in the assignor's Property is conveyed. Upon recordation of a conveyance from an owner of one of the Properties encumbered by this Agreement, the grantee thereof shall be deemed to become a party to this Agreement and to have assumed the obligations of the grantor/owner of the Property conveyed.

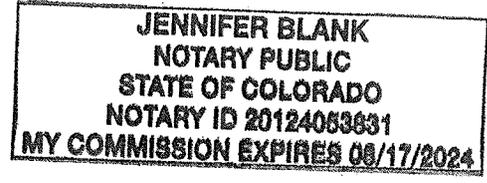
12. In the event any party commences an action in court to enforce this Agreement, the prevailing party in such court action shall recover its costs and attorney fees.

DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLLP

By: MAC HOLDINGS, INC., a Colorado corporation, its General Partner

By: [Signature]  
Peter Niederman  
Its: Vice-President

STATE OF Colorado )  
 ) ss.  
County of Arapahoe )



The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June 2022, by Peter Niederman, Vice-President of MAC Holdings, Inc., General Partner of Douglas County Associates Limited Partnership, LLLP, a Colorado limited liability limited partnership, for and on behalf of the limited liability limited partnership.

[Signature]  
Notary Public

My commission expires: Aug. 17, 2024





EXHIBIT A

TRACT B- EAST SIDE

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTION 3, 2340.84 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 3, 323.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 1404.96 FEET; THENCE S 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING FOUR (4) COURSES:

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE S 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;

THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;
2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY E-470;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E, 76.61 FEET TO THE POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING.

PER ALTA SURVEY DATED 5/16/2001

PREPARED BY HCL ENGINEERING & SURVEYING, LLC.

EXHIBIT B

LEGAL DESCRIPTION (SANFORD PARCEL)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 906, PAGE 288 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE N89°38'32"E, 1031.22 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N89°38'32"E, 228.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S04°41'19"W, 160.73 FEET;

THENCE S43°00'22"E, 322.41 FEET;

THENCE S45°28'08"E, 396.33 FEET;

THENCE S17°01'56"E, 359.47 FEET;

THENCE S41°44'09"E, 445.32 FEET;

THENCE S19°30'33"E, 630.91 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N89°35'57"W, 1338.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER S00°13'27"W, 312.43 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 367 PAGE 95 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, PARALLEL WITH AND 335 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3 S89°29'55"W, 260.02 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL, PARALLEL WITH AND 260 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER S00°13'27"W, 335.03 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°29'55"W, 755.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT BOOK 906 PAGE 288 OF THE DOUGLAS COUNTY RECORDS,

THENCE ALONG THE EAST LINE OF SAID PARCEL N00°06'54"W, 2583.73 FEET TO THE POINT OF BEGINNING; CONTAINING 95.183 ACRES, MORE OR LESS.



EXHIBIT C

#2010037703, 2 OF 4

|   |                          |   |              |
|---|--------------------------|---|--------------|
|    | <b>LEGAL DESCRIPTION</b> | Exhibit A   | SHEET 1 OF 2 |
| EMK CONSULTANTS, INC.<br>7006 SOUTH ALTON WAY, BUILDING F, CENTENNIAL, COLORADO 80112-2019 (303) 694-1520   |                          | ENGINEERING & SURVEYING   |              |
| NOTICE: This drawing does not represent a monumented survey and is only intended to depict the accompanying legal description.  |                          | Date <u>05/28/10</u> Job No. <u>12528-02</u><br>Scale <u>N/A</u> Drawn By <u>AAP</u>                          |              |
| NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.   |                          |   |              |
| <p>LEGAL DESCRIPTION (PRUSSE PARCEL)</p> <p>A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2;</p> <p>THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S00°03'25"W, 2627.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;</p> <p>THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER N89°26'03"W, 1336.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;</p> <p>THENCE ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N00°18'26"E, 651.31 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;</p> <p>THENCE N19°30'33"W, 630.91 FEET;</p> <p>THENCE N41°44'09"W, 445.32 FEET;</p> <p>THENCE N17°01'56"W, 359.47 FEET;</p> <p>THENCE N45°28'08"W, 396.33 FEET;</p> <p>THENCE N43°00'22"W, 322.41 FEET;</p> <p>THENCE N04°41'19"E, 160.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;</p> <p>THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 2 N89°33'26"E, 2437.77 FEET TO THE POINT OF BEGINNING; CONTAINING 103.210 ACRES, MORE OR LESS.</p> |                          |   |              |
| PREPARED BY:<br>JON S. MCDANIEL, PLS<br>FOR AND ON BEHALF OF<br>EMK CONSULTANTS, INC.   |                          | <br><i>Jon S. McDaniel</i> |              |

*Handwritten mark*

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF THAT CERTAIN UNPLATTED LAND RECORDED AT RECEPTION NO. 01050949 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;

SUBORDINATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 2, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEARS NORTH 00°13'36" EAST, A DISTANCE OF 2,581.08 FEET WITH ALL BEARINGS HEREIN REFERNCED TO SAID LINE, ALSO BEING THE SOUTHWEST CORNER OF SAID UNPLATTED LAND;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID UNPLATTED LAND, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°13'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 647.35 FEET;
2. SOUTH 89°35'51" EAST, A DISTANCE OF 1,338.15 FEET;
3. SOUTH 00°19'39" WEST, A DISTANCE OF 651.20 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SMITH'S SUBDIVISION RECORDED AT RECEPTION NO. 238083 IN SAID OFFICIAL RECORDS;
4. ALONG SAID NORTHERLY BOUNDARY, NORTH 89°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 19.937 ACRES, (868,458 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

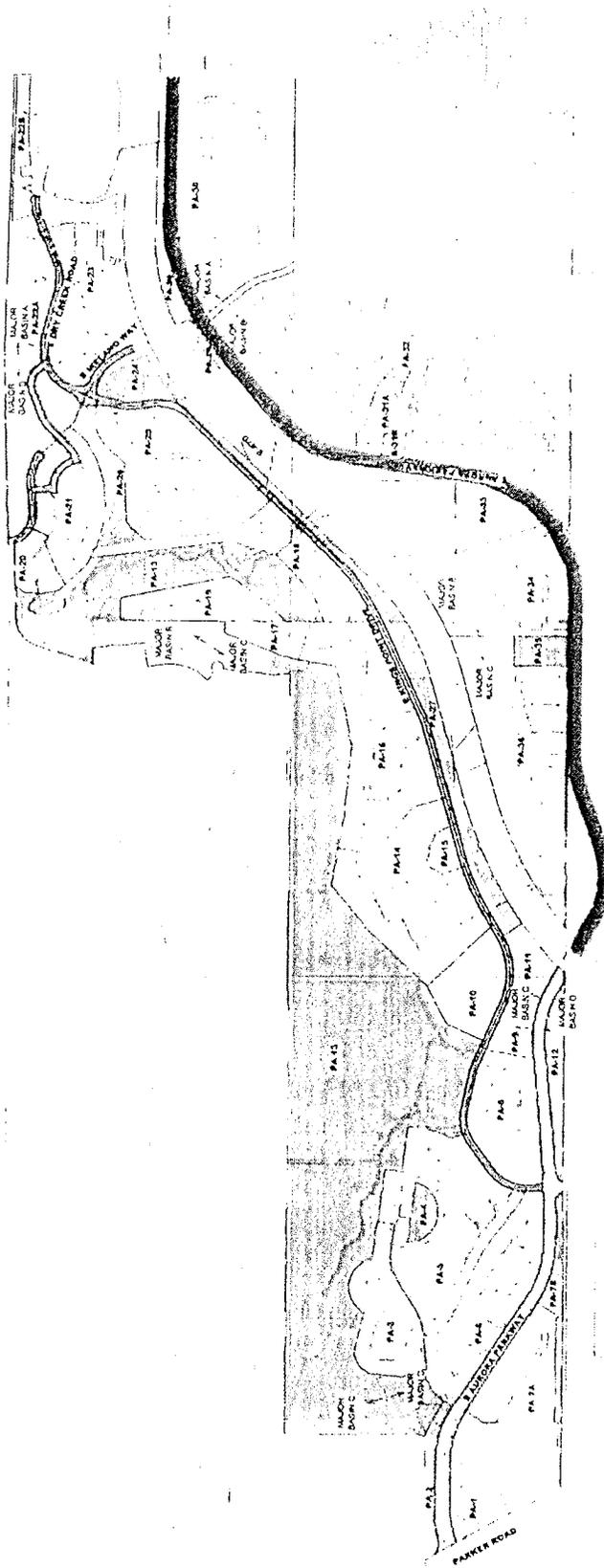
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH, PLS 33204  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



*[Handwritten signature]*

EXHIBIT D



2

# LIFT STATION CAPACITY LETTER

August 16, 2023

TO: Mr. Roger Prusse  
The Overlook at Kings Point South

FROM: Lennar  
Kings Point South PA 1-4

Dear Mr. Prusse,

Lennar's design of the lift station, which is intended to serve Kings Point South, The Vistas and Overlook at Kings Point South is in compliance with the Kings Point South Master Utility Report dated December 2022, prepared by HR Green and approved by the City of Aurora.

The Master Utility Report calculates for off-site flows and contemplated 30 lots from Overlook at Kings Point South. Off-site flows were requested from adjacent developments intended to be serviced at the time the Master Utility Report was created.

The City of Aurora will ultimately own and operate the lift station once it is constructed and will be the entity to make final determinations regarding capacity in the future.

Regards,

A handwritten signature in black ink, appearing to read "Kent Pedraza". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lennar



---

# LETTER OF INTRODUCTION

---



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 / fax 303.770.7132  
www.thkassoc.com

March 22, 2023

Mr. Erik Gates  
City of Aurora, Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: The Overlook at King's Point South**

This talks a lot about location, but not about the product types being proposed and any amenities/parks proposed etc. or the proposed development in general. There appears to be two duplicative first pages with this letter of introduction.

Second page added that addresses proposed products/amenities, etc.

Dear Mr. Gates:

Prusse Land Company, LLLP is proposing to develop this 120+/- acre parcel of land generally located two miles east and one mile north of the intersection of E-470 and Parker Road. An existing IREA substation is located adjacent to the southwest corner of the property. The current zoning district is R-1. At this time, the developer does not intend to rezone any portion of the property. 20+/- acres are currently being annexed into the City of Aurora as a part of this application and will be initially zoned R-1.

The Overlook at King's Point South is located on the south side of the City of Aurora, approximately 2.0 miles east of Parker Road and south of the proposed Prairie Point development. The property boundary is adjacent to the existing Travois neighborhood. This development is a regionally central residential development including some semi-custom homes.

Not accurate. Currently there is a small corner of R-2 zoning in the northwest portion of this site. This may only be an issue if the zone district boundary results in a lot split between two zone districts.

The site is in close proximity to Parker Road, E-470, and will front the future development of a major arterial which is planned to become a four-lane major arterial and is designated in City of Aurora's Strategic Plan.

Updated

The ownership and design team are comprised of the following members:

Owner's Representative & Master Developer:  
Prusse Land Company, LLLP  
9162 S Lost Hill Trail  
Lonetree, CO 80124  
Attn: Roger Prusse

Engineer:  
Redland  
1500 West Canal Court  
Littleton, Colorado 80120  
720.283.6783 x128  
Attn: Mike Pietschmann

In addition to what has been mentioned by Landscaping, this letter should also specifically address the Criteria for Approval for a Master Plan found in Section 146-5.4.1.E.3.

Planner/Landscape Architect:  
THK Associates, Inc.  
2953 South Peoria Street, Suite 101  
Aurora, CO 80014  
303-770-7201  
Attn: Julie Gamec

Per City of Aurora Code, the project meets the criteria in the following ways:

Second page added that addresses the rest of the criteria required

Criteria of Approval the project is justified as proposed

1. The proposed project is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 / fax 303.770.7132  
www.thkassoc.com

March 22, 2023

Mr. Erik Gates  
City of Aurora, Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Updated

**RE: The Overlook at King's Point South Letter of Introduction**

Dear Mr. Gates:

Prusse Land Company, LLLP is proposing to develop this 120+/- acre parcel of land generally located two miles east and one mile north of the intersection of E-470 and Parker Road. An existing IREA substation is located adjacent to the southwest corner of the property. The current zoning district is R-1. At this time, the developer does not intend to rezone any portion of the property. 20+/- acres are currently being annexed into the City of Aurora.

The Overlook at King's Point South development is located approximately 2.0 miles east of Parker Road and 1.0 mile north of the property boundary in the regionally central residential zone.

The site is in close proximity to the future continuation of Aurora Parkway to the north, which is planned to be completed in the near future.

The ownership and control of the site is currently held by Prusse Land Company, LLLP.

Owner's Representative:  
Prusse Land Company  
9162 S Lost Hill Trail  
Lonetree, CO 80124  
Attn: Roger Prusse

**Site Location**

The Overlook at King's Point South development is located in the Northwest Quarter of Section 2, Township 6 South, Range 60 West of the 6th Principal Meridian, City of Aurora, within Douglas County, Colorado. The Site consists of approximately 123 acres of undeveloped land in the southeast corner of Aurora city limits. The boundary of Arapahoe County is located at the northern edge of the Site. The development is bounded by the future continuation of Aurora Parkway to the north, existing residential developments to the east (Travois Filings One and Two), Smith's Subdivision to the south, and a future residential development (Kings Point South) to the west.

**Site Description**

The Overlook at King's Point South development is approximately 123 acres and is currently undeveloped. The area consists of mostly native grasses and trees. At full build-out, the Overlook at King's Point South development is expected to include approximately 280 single-family residential homes.

**Planning Areas**

The Overlook at King's Point South project is proposed to be a master planned residential development. The Site is proposed to be split into ten (10) Planning Areas. Five (5) planning areas will be developed as residential uses, and five (5) planning areas are anticipated to be parks, open space or drainage facilities. Planning Area 1 generally includes the northwest quarter of the site, Planning Area 2 generally includes the northeast quadrant of the site, Planning Area 3 generally includes the south-central quadrant of the site, Planning Area 4 includes a portion of the east portion of the Site, Planning Area 5 includes the southwest quadrant of the site, and Planning Areas 6 thru 10 include open space/park and drainage tracts throughout the site. The majority of Planning Area 3 is currently under review by the City for annexation.

Per City of Aurora Code, the project is consistent with the Comprehensive Plan in the following ways:

- 1. The proposed project is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone

This agreement and the legal descriptions are not really part of the Letter of Introduction and should be uploaded separately in future submissions as supporting documents.

removed

## AGREEMENT

This Agreement ("Agreement") is entered into this 28 day of June, 2022, by and between Douglas County Associates Limited Partnership LLLP (hereafter referred to as "DCA"), Kings Point Investment LLC (hereafter referred to as "KPI") and Prusse Land Company LLLP (hereafter referred to as "Prusse"). For ten (10) dollars and other good and valuable consideration, the parties agree as follows:

1. DCA is the owner of certain real property described on Exhibit A appended hereto and hereafter referred to as the "DCA Property."
2. KPI is the owner of certain real property described on Exhibit B appended hereto and hereafter referred to as the "KPI Property."
3. Prusse is the owner of certain real property described on Exhibit C appended hereto and hereafter referred to as the "Prusse Property."
4. The parties agree that they shall cooperate together to pay for the design and construction of the southern two lanes of a four-lane roadway running from Highway E-470 East to Heritage Eagle Bend, as generally shown on the schematic appended hereto as Exhibit D. The northern two lanes of such roadway shall be paid for by the Kings Point North development.
5. The parties hereto shall divide the cost of designing and constructing such roadway as follows. DCA shall pay for 44% of such roadway. KPI shall pay for 27% of such roadway. Prusse shall pay for 29% of such roadway. All such amounts shall be due and payable thirty (30) days from the date incurred and invoiced to the owner of the respective Property.
6. The parties agree to reasonably cooperate on the following: (i) the design and construction of the roadway, (ii) development of a budget and schedule for the roadway work, (iii) selection of one or more contractors to perform such work; (iv) enter into such agreements with contractors and governmental authorities as necessary to perform such work; (v) identification of a lead party to manage the performance of the work and additional terms; and (vi) provide financial assurances that each party can fund its share of the work, which financial information shall be confidential and shared solely with those persons within the employment of a party or hired by a party as an independent contractor to perform the services required for the design and construction, with each person to whom shared acknowledging and agreeing to the confidentiality of the financial information. Notwithstanding anything to the contrary contained in this Agreement, the purpose of this Section is to provide additional clarification on the process for the performance of the roadway design and construction work, and each party's obligation to fund its share of the design and construction costs for the roadway shall remain enforceable even if the parties fail to agree on one or more provisions contained in this Section.
7. Any provision or part of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall, as to such situation and such jurisdiction, be ineffective only to the extent of such invalidity and shall not affect the enforceability of the remaining provisions hereof or the validity or enforceability of any such provision in any other situation or in any other jurisdiction.

This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. Electronic copies of signatures shall be accepted and binding as originals.

8. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, which would be applicable to transactions for which Colorado would be found to have the most significant relationship. Any action, suit, or proceeding arising out of this Agreement shall be instituted solely in the District Court for the State of Colorado seated in Arapahoe County, Colorado, which the parties agree shall be the sole and exclusive forum and venue and to which each party submits themselves to such jurisdiction. In the event of any action, suit, or proceeding arising out of this Agreement or the relationship of the parties arising from this Agreement, the prevailing party shall be awarded its legal fees and costs.

9. This Agreement shall be recorded by DCA in each county in which all or any portion of the properties described in the Exhibits are located (each of such properties referred to as a "Property"). In the event that any party fails to pay its full share of the cost of designing or construction of the roadway (a "Defaulting Party"), the unpaid amount thereof shall be a lien against the Defaulting Party's Property and the amount not paid by the Defaulting Party shall bear interest at twelve (12) percent per annum until paid in full, including interest. The lien shall have a priority date as of the recordation date of this Agreement. Any other party to this Agreement shall have the right to file (but shall not be required to file) a statement of lien to evidence the unpaid amount owed by the Defaulting Party. If such unpaid amount is not paid by the Defaulting Party within ten (10) business days after notice from one of the other parties to this Agreement, any other party to this agreement may foreclose such lien in the same manner as a mortgage.

10. Each party agrees to submit a copy of this Agreement to the City of Aurora with any development plans submitted by a party to Aurora and provide in such development plans the obligations of the parties contained herein.

11. The terms, provisions, and obligations contained in this Agreement shall be deemed obligations of each party hereto and such terms, provisions, and obligations shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the properties described in the attached Exhibits. Each party shall have the right to assign its rights and delegate its duties under this Agreement, provided that neither an assignment nor a delegation shall relieve the party of its obligations hereunder unless the assignment is to a person to whom fee title in the assignor's Property is conveyed. Upon recordation of a conveyance from an owner of one of the Properties encumbered by this Agreement, the grantee thereof shall be deemed to become a party to this Agreement and to have assumed the obligations of the grantor/owner of the Property conveyed.

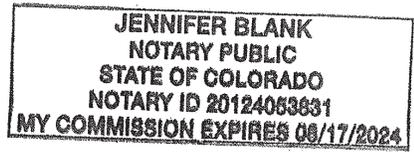
12. In the event any party commences an action in court to enforce this Agreement, the prevailing party in such court action shall recover its costs and attorney fees.

DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLLP

By: MAC HOLDINGS, INC., a Colorado corporation, its General Partner

By: [Signature]  
Peter Niederman  
Its: Vice-President

STATE OF Colorado )  
 ) ss.  
County of Arapahoe )



The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June 2022, by Peter Niederman, Vice-President of MAC Holdings, Inc., General Partner of Douglas County Associates Limited Partnership, LLLP, a Colorado limited liability limited partnership, for and on behalf of the limited liability limited partnership.

[Signature]  
Notary Public

My commission expires: Aug. 17, 2024





EXHIBIT A

TRACT B- EAST SIDE

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTION 3, 2340.84 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 3, 323.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 1404.96 FEET; THENCE S 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING FOUR (4) COURSES:

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE S 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;

THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;
2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY E-470;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E, 76.61 FEET TO THE POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING.

PER ALTA SURVEY DATED 5/16/2001  
PREPARED BY HCL ENGINEERING & SURVEYING, LLC.

EXHIBIT B

LEGAL DESCRIPTION (SANFORD PARCEL)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 906, PAGE 288 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE N89°38'32"E, 1031.22 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N89°38'32"E, 228.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S04°41'19"W, 160.73 FEET;

THENCE S43°00'22"E, 322.41 FEET;

THENCE S45°28'08"E, 396.33 FEET;

THENCE S17°01'56"E, 359.47 FEET;

THENCE S41°44'09"E, 445.32 FEET;

THENCE S19°30'33"E, 630.91 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N89°35'57"W, 1338.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER S00°13'27"W, 312.43 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 367 PAGE 95 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, PARALLEL WITH AND 335 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3 S89°29'55"W, 260.02 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL, PARALLEL WITH AND 260 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER S00°13'27"W, 335.03 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°29'55"W, 755.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT BOOK 906 PAGE 288 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL N00°06'54"W, 2583.73 FEET TO THE POINT OF BEGINNING, CONTAINING 95.183 ACRES, MORE OR LESS.



EXHIBIT C

#2010037703, 2 OF 4

|   |   |   |
|---|---|---|
|    | <b>LEGAL DESCRIPTION</b>  | Exhibit A SHEET 1 OF 2  |
|   | EMK CONSULTANTS, INC.<br>7006 SOUTH ALTON WAY, BUILDING F, CENTENNIAL, COLORADO 80112-2019 (303) 694-1520 | ENGINEERING & SURVEYING   |
| <small>NOTICE: This drawing does not represent a monumented survey and is only intended to depict the accompanying legal description.</small>   |   | <small>Date 05/28/10 Job No. 12528-02<br/>Scale: N/A Drawn By: AAP</small>            |
| <small>NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.</small>  |   |   |
| <p>LEGAL DESCRIPTION (PRUSSE PARCEL)</p> <p>A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2;</p> <p>THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S00°03'25"W, 2627.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;</p> <p>THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER N89°26'03"W, 1336.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;</p> <p>THENCE ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N00°18'26"E, 651.31 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;</p> <p>THENCE N19°30'33"W, 630.91 FEET;</p> <p>THENCE N41°44'08"W, 445.32 FEET;</p> <p>THENCE N17°01'56"W, 359.47 FEET;</p> <p>THENCE N45°28'08"W, 396.33 FEET;</p> <p>THENCE N43°00'22"W, 322.41 FEET;</p> <p>THENCE N04°41'19"E, 160.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;</p> <p>THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 2 N89°33'26"E, 2437.77 FEET TO THE POINT OF BEGINNING; CONTAINING 103.210 ACRES, MORE OR LESS.</p> |   |   |
| PREPARED BY:<br>JON S. MCDANIEL, PLS<br>FOR AND ON BEHALF OF<br>EMK CONSULTANTS, INC.   |                        |  |

V:\2128 2406\EXHIBIT\PARCEL 2.dwg 6/7/2010 12:41:37 PM csh\csh

*P*

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF THAT CERTAIN UNPLATTED LAND RECORDED AT RECEPTION NO. 01050949 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;

SUBORDINATELY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 2, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEARS NORTH 00°13'36" EAST, A DISTANCE OF 2,581.08 FEET WITH ALL BEARINGS HEREIN REFERENCED TO SAID LINE, ALSO BEING THE SOUTHWEST CORNER OF SAID UNPLATTED LAND;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID UNPLATTED LAND, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°13'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 647.35 FEET;
2. SOUTH 89°35'51" EAST, A DISTANCE OF 1,338.15 FEET;
3. SOUTH 00°19'39" WEST, A DISTANCE OF 651.20 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SMITH'S SUBDIVISION RECORDED AT RECEPTION NO. 238083 IN SAID OFFICIAL RECORDS;
4. ALONG SAID NORTHERLY BOUNDARY, NORTH 89°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 19.937 ACRES, (868,458 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH, PLS 33204  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



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5/24/2022  
Page 1 of 2



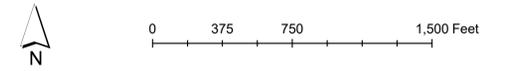


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# CONTEXT MAP

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# Overlook at King's Point Context Map



## Legend

- Existing Streets
- Proposed Streets
- Existing Trails
- Proposed Trails
- Streams/Drainage Ways
- Overhead Power Lines
- Low-Density Single-Family Residential District
- Medium-Density Residential District
- Parks and Open Space District
- Agricultural One
- Incorporated Areas
- Rural Residential
- Rural Residential B
- Planned Development
- County Boundary
- Project Site Boundary

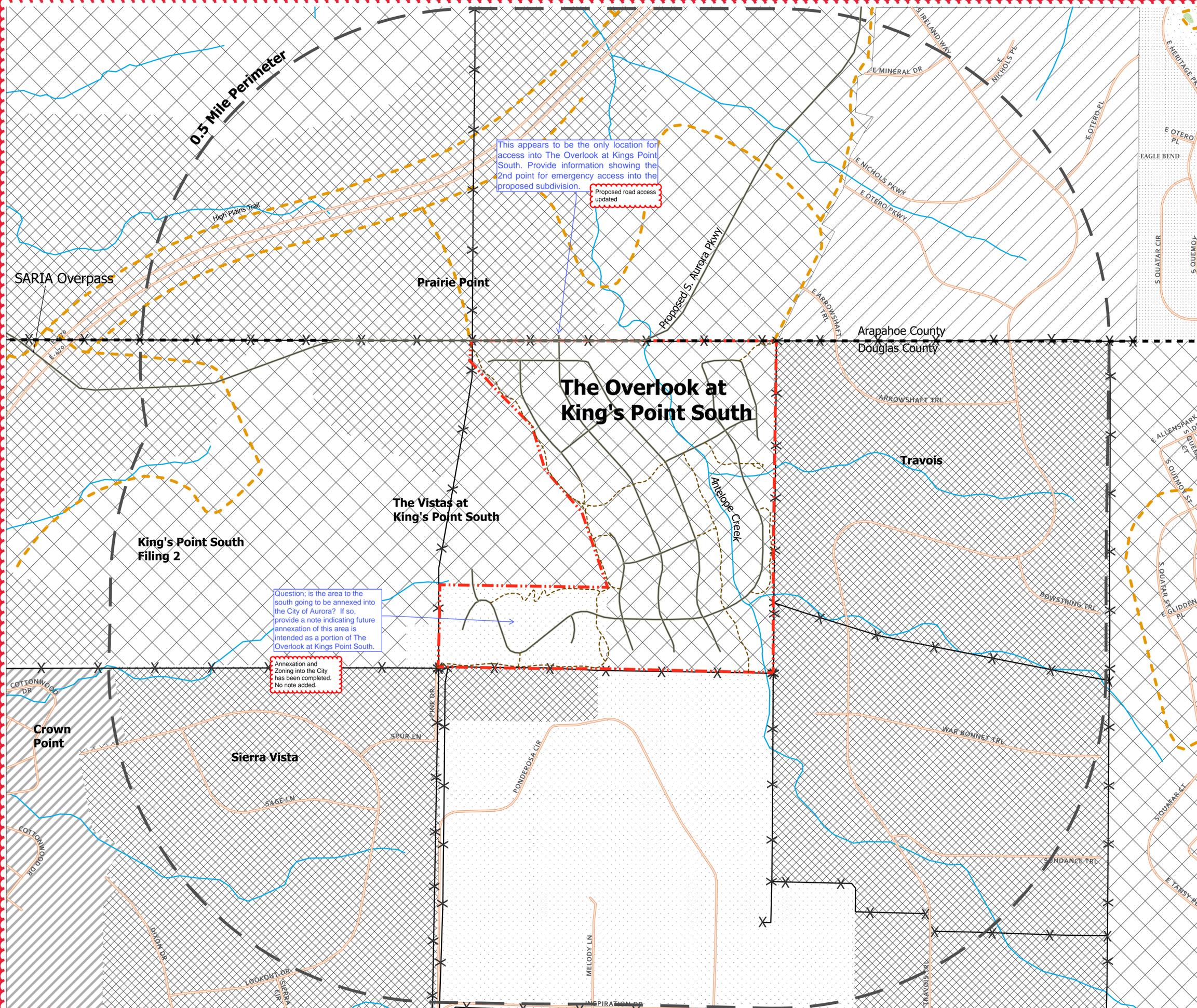
## Project Site Zoning Districts

- R-1 Low Density Residential District
- R-2 Medium Density Residential District
- Sub Area C

Have a second page to show the actual context of the site relative to the rest of Kings Point South/Prairie Point. This map doesn't really identify where the site is as there are no major roads included.

Key map added

These two are too close, please change one. Updated





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# MP NARRATIVE

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# FORM B: MASTER PLAN NARRATIVE

## 1. General Description

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

The general character of the MP is of a suburban housing development. The predominant land uses are low-density residential and medium-density single-family detached residential. The proposed development is designed to provide high-end housing for the region.

## 2. Defining Character

Describe how your proposed MP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

The MP creates a community that is designed around the natural beauty of the site. Art pieces as part of the proposed public art plan that focus on the views of the Rocky Mountains, local trails that utilize open space and the contours of Antelope Creek, and connections to future regional trails set the Overlook development apart from other housing developments in the area. Residents and visitors will be able to use these trails and adjacent parks and open spaces to recreate, relax, and enjoy the outdoors.

## 3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The MP accurately reflects adopted zone district boundaries. The existing proposed zoning districts will be R-1 and R-2 and will conform to the same permitted density as the dimensional standards of the UDO.

## 4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements with other jurisdictions or interest groups? If so, what are they and how do you plan to solve them?

At this time, no such conflicts exist.

## 5. Adjustments

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no MP adjustments are listed and approved, we will always interpret the final MP document to mean that all city code requirements will be met or exceeded.)

- What are the specific site-related characteristics of your site that have led to the adjustment request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)
- What design alternatives have you considered to avoid the adjustment? Why weren't these alternatives chosen?
- What measures have been taken to reduce the severity or extent of the proposed adjustment?

- What compensating increases in design standards have you proposed to mitigate the adjustment's impact?

At this time, the current design does not require any ordinance adjustments to be approved.

## **6. Required City Facilities**

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

This development requires a land dedication of 2.5 acres for a permanent fire station. The location of this land dedication will be at the northwest corner of the development, along the proposed Aurora Parkway. Discussions with the Aurora Fire Department will continue as the planning stage progresses in order to determine construction and funding for the fire station.

A water sampling station has also been requested by Aurora Water. The station will be located in an open space or park area, pending approval.

## **7. Vehicular Circulation**

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

The proposed South Aurora Parkway connects the project site to Parker Road. At this time, no other connections between the project site and adjacent properties exist. The proposed roadway cross sections have been determined based on traffic requirements and adjacent sections.

## **8. Pedestrian Circulation**

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

Several off-street trails on the site connect with other proposed local and regional trails. Proposed connections will occur in the northwest, southwest, and northeast corners of the development. In the northwest and northeast corner, the proposed Overlook at King's Point trail system will connect with proposed trails in the Prairie Point neighborhood. In the southwest corner, the proposed trail system will connect to Pine Drive.

## **9. Protection of Natural Features, Resources and Sensitive Areas**

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- Water features, such as floodplains, streams, and arroyos: A drainage pond has been designed on the north side of the development to enhance the stream and floodplain along Antelope Creek.
- Adjacent parks and public open space: At this time, there are no parks or open space zoning located within 0.5 miles of the development.
- Historic or archeological sites: At this time, there are no historic or archeological sites located within or adjacent to the proposed development.

- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets: A trail will be included in the development along the ridge to use and enhance the existing significant views of the front range and the Rocky Mountains. Public art that provides elevated views or draws interest to the view will be included along the ridge for public enjoyment.
- The approximate topographic form of major ridgelines and swales: To protect the approximate topographic form of major ridgelines and swales, lots will not be placed along the ridgeline. A trail and public art will be the only development along the ridgeline.
- Natural or geologic hazard areas, including unstable slopes and expansive soils: At this time, there are no known natural or geologic hazard areas within the boundaries of the development.
- Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands: As discussed above, a trail and public art will be located along the ridge running north to south along the west boundary of the development.

## 10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

The development will consist of a single neighborhood: The Overlook at King's Point South. The neighborhood will be characterized by semi-custom homes, big views, and connections to the outdoors through the local trail system.

## 11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so, where do you exhibit, and how will the requirements of the ordinance be carried out?

The Black Forest Ordinance is applicable to the site, and the impacted area will be annexed. This area is shown on the Natural Features map in Tab 4 as individual evergreen natural riparian vegetation zone. To carry out the requirements, a Tree Protection Plan (TPP) will be created, and any trees impacted will be replaced at a rate of 1:1.

This language needs to be coordinated with city Forestry

how on

Coordinations have been conducted. Language updated for clarity

## 12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

A majority of the development has slopes of 6% and greater. To address drainage, a drainage pond has been designed on Antelope Creek toward the north end of the property. The drainage pond has been located where most of the drainage would naturally occur. To address aesthetic issues, the high points on the development have been reserved for trails and open space in order to maximize the current views of the front range and the distant mountains. The recommended steep slope design guidelines have been reviewed and considered. To address the steep slopes, proposed primary roadways have been designed parallel to the contours, and lots have been set back from any designated drainage areas.

### 13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state, or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

At this time, no such consultations have occurred.

Coordination with outside agencies may be needed in the future based on the comments that are received from these agencies during review. Currently, a discussion with Douglas County is needed regarding the future extension of Pine Drive.

Coordination is ongoing with Douglas County regarding Pine Drive. Language updated.



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PUBLIC ART PLAN

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# INTENT

The public art installed at The Overlook at King's Point South is intended to enhance the natural beauty of the outdoors. The art selected will be abstract, encourage the public to focus on the world around them, and provide elevated long-range views.

Intent: The intent for the Public Art in The Overlook neighborhood is to provide a sense of connection to the community and the surrounding natural areas. Art will be located along the trail system proposed in the development, inviting residents and visitors to experience the piece.

# LOCATION



# GOALS

- Create a sense of ownership for the neighborhood with an art installation that reflect the character of the area.
- Utilize original or limited-edition artwork of regional artists.
- Provide interesting art that acts as a conversation starter and promotes critical thinking.
- Emphasize the existing views of the mountains and the front range.
- Create an intriguing outdoor space with quick access from the trail system.
- Provide longevity through the use of durable materials.

## VISION

Public art within The Overlook at King’s Point South will provide access to the art and encourage activation on the corridor. An elevated statement piece will be located along the ridgeline, providing the maximum amount of interest to the highlighted views of the development.

## TIMELINE

The public art selection will begin no later than the first preliminary plat. Development of the Overlook is likely to take 3-7 years to fully implement, but will create a one-of-a-kind, semi-custom neighborhood.

## BUDGET

| Land Use           | Budget per Acre | Acres Proposed | Budget per Land Use |
|--------------------|-----------------|----------------|---------------------|
| <b>Residential</b> | \$ 282.57       | 122.24         | \$ 34,541.36        |

update cost/acre

Updated

## CITY OF AURORA ART FEE ALLOCATION

| Task                                  | % of Budget | Cost         |
|---------------------------------------|-------------|--------------|
| <b>Professional Artist Budget</b>     | 75%         | \$ 25,906.02 |
| <b>Public Art Application Fee</b>     | 5%          | \$ 1,727.07  |
| <b>Project Coordinator</b>            | 10%         | \$ 3,454.14  |
| <b>Future Maintenance and Repairs</b> | 10%         | \$ 3,454.14  |

Specific materials, locations, and schedule for Public Art Installments shall be determined at the time of the Preliminary Plat. Sizes, schedule, and budgets may change as the Overlook is developed.

Locations for public art may include:

- Along the trail near the proposed community amenity.

# PUBLIC ART EXAMPLES/PRECEDENTS





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# MP LAND USE MAP

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Show the R-1/R-2 zone district boundary on this map. It appears to occur somewhere around here

Added

The proposed location for the Whelen Siren Location shall be submitted for review, approval and permit by the City of Aurora.

Noted

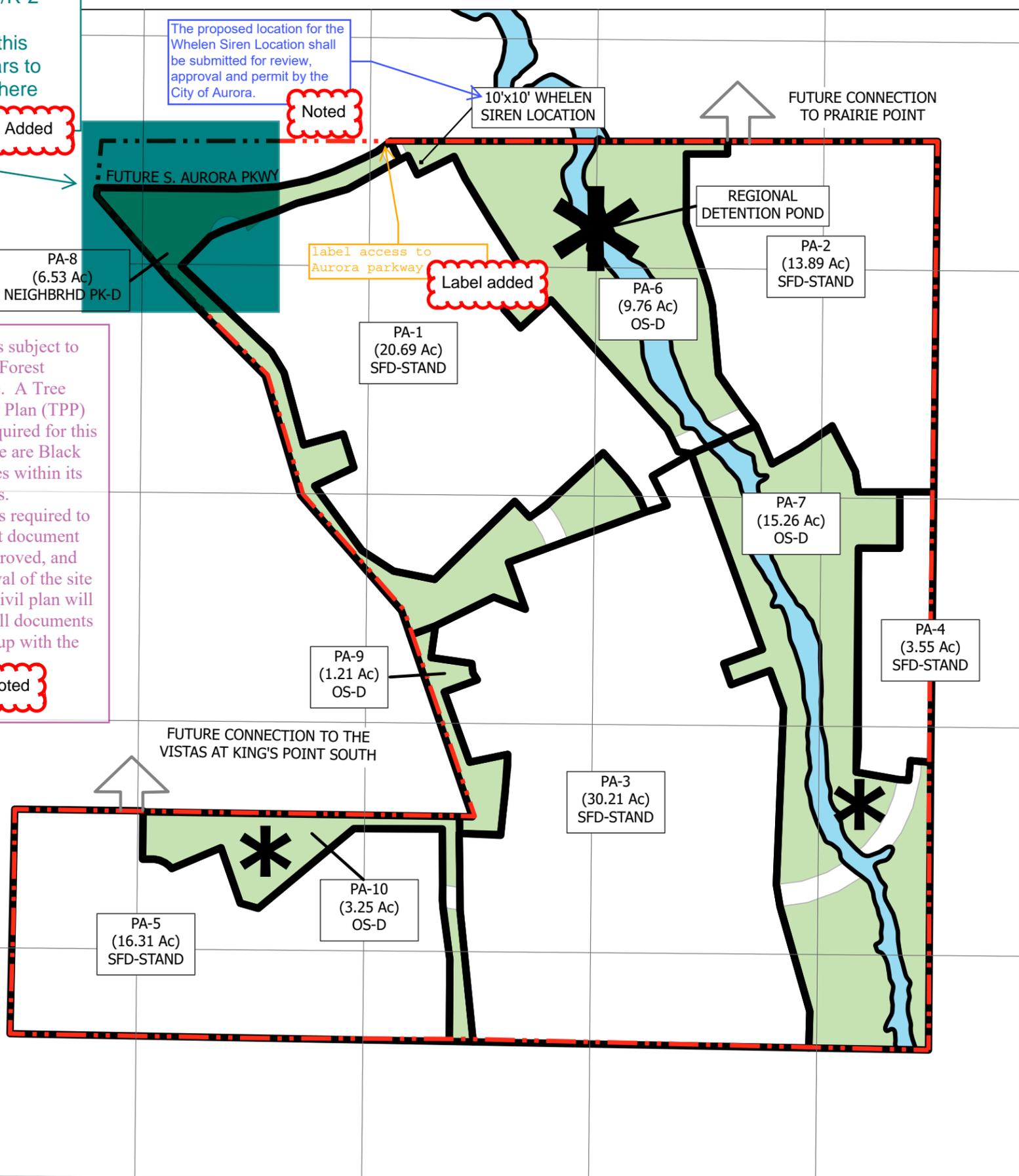
10'x10' WHELEN SIREN LOCATION

label access to Aurora parkway

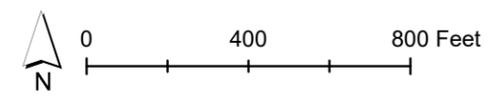
Label added

This site is subject to the Black Forest Ordinance. A Tree Protection Plan (TPP) will be required for this site if there are Black Forest trees within its boundaries. The TPP is required to be the first document that is approved, and the approval of the site plan and civil plan will follow. All documents must line up with the TPP.

Noted



# Overlook at King's Point Land Use Map

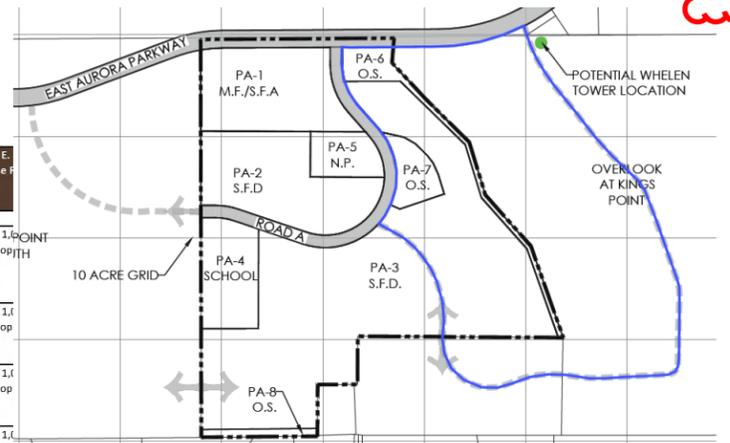


## Legend

- Project Site Boundary
- 100 Year Floodplain
- Planning Area Boundary
- Parks and Open Space (26.64 acres)
- Detention Pond Location
- 10-acre grid
- 10'x10' Whelen Siren Location

Per the UDO, each residential subdivision that contains more than 40 gross acres but less than 160 gross acres of land shall include lots from at least two different lot size categories described in Section 146-4.3.10.F.1.C, and at least 10 percent of the residential lots shall be in each size category. Provide a table/description of the lot types listing the number of lots proposed for these categories

Added



| A. Land Use Item  | B. Planning Area Map Number | C. Map Area Code | D. Gross Land Area in Acres | E. Land Use Formula                  | F. Maximum Potential Density (in DUs or SF) | G. Actual Proposed Maximum Density (in DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)                                  |
|---|-----------------------------|------------------|-----------------------------|--------------------------------------|---|---|---|
| 1. Floodplain Areas   | PA-6                        | OS-D             | 9.76 ac                     | 7.8 ac per 1,000 resident pop        | N/A   | N/A   |   |
|   | PA-7                        | OS-D             | 15.26 ac                    | 7.8 ac per 1,000 resident pop        | N/A   | N/A   |   |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-9                        | OS-D             | 1.21 ac                     | 7.8 ac per 1,000 resident pop        | N/A   | N/A   |   |
|   | PA-10                       | OS-D             | 3.25 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Provided Land Dedication: 3.25 ac Construction Phase 1, construct with the regional detention pond            |
|   | PA-8                        | NEIGHBRHD PK-D   | 6.53 ac                     | 3.0 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 2.14 ac Provided Land Dedication: 6.53 ac Construction Phase 1, construct with PA-1 |
| 3. Development Areas  | PA-1                        | SFD-STAND        | 20.69 ac                    | 5 DU/ac                              | 103 DU                                      | 82 DU   | Construction Phase 1  |
|   | PA-2                        | SFD-STAND        | 13.89 ac                    | 5 DU/ac                              | 69 DU                                       | 43 DU   | Construction Phase 1  |
|   | PA-3                        | SFD-STAND        | 30.21 ac                    | 5 DU/ac                              | 151 DU                                      | 103 DU  | Construction Phase 2  |
|   | PA-4                        | SFD-STAND        | 3.55 ac                     | 5 DU/ac                              | 17 DU                                       | 11 DU   | Construction Phase 2  |
|   | PA-5                        | SFD-STAND        | 16.31 ac                    | 3 DU/ac                              | 48 DU                                       | 28 DU   | Construction Phase 3  |
| 4. Total Map Acreage  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant   |                             |                  | 0.00 ac                     |                                      |   |   |   |
| 6. Applicant's Acreage Listed in Application  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 7. Total Flood Plain Acreage  |                             |                  | 1.0 ac                      |                                      |   |   |   |
| 8. Total Adjusted Gross MP Acreage  |                             |                  | 119.66 ac                   |                                      |   |   |   |

The maximum density in R-1 zoning is 3 DU/ac. As a result each of these PA's (1-4) are over density.

Updated

| A. Land Use Item  | D. Gross Land Area in Acres | E. Land Use Formula      | F. Maximum Potential Density by Code (in DUs or SF) | G. Actual Proposed Maximum Density (in DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)                                 |
|---|-----------------------------|--------------------------|---|---|--|
| 9. Total SFD planning areas   | 84.65 ac                    | 2.65 persons per unit    | 388 DU  | 269 DU  | Estimated 713 residents  |
| 10. Total SFA planning areas  | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 11. Total MF planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 12. Total Residential   | 84.65 ac                    | N/A                      | 388 DU  | 269 DU  | Estimated 713 residents  |
| 13. Check for average residential density in each subzone                   | 119.66 ac                   | 5 DU per acre x Line 8   | 598 DU  | 269 DU  | Estimated 713 residents  |
| 14. Small lot total for Sub Area C (if utilized)                            | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 15. Check for maximum allowable number of multifamily units in each subzone | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 16. Total retail planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 17. Total office planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 18. Total industrial planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 19. Total mixed commercial areas  | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 20. Total commercial  | N/A                         | N/A                      | N/A   | N/A   | N/A  |
| 21. Total neighborhood park land  | 6.53 ac                     | 3.0 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 2.14 ac Provided Land Dedication: 6.53 ac  |
| 22. Total community park land   | 0 ac                        | 1.1 acres/1000 residents | N/A   | N/A   | Requirement of 0.78 ac will be met by applicant cash-in-lieu payment   |
| 23. Total open space land   | 29.48 ac                    | 7.8 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 5.56 ac Provided Land Dedication: 28.48 ac (Excludes 1.0 ac - 100 year floodplain) |
| 24. Total park and open space land  | 30.01 ac                    | N/A                      | N/A   | N/A   | N/A  |



# FORM D: Land Use Map Matrix

| A. Land Use Item  | B. Planning Area Map Number | C. Map Area Code | D. Gross Land Area in Acres | E. Land Use Formula                  | F. Maximum Potential Density by Code (In DUs or SF) | G. Actual Proposed Maximum Density (In DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)  |
|---|-----------------------------|------------------|-----------------------------|--------------------------------------|---|---|---|
| 1. Floodplain Areas   | N/A                         | N/A              | N/A                         | N/A                                  | N/A   | N/A   | N/A   |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-6                        | OS-D             | 9.76 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 8.76 ac<br>(Excludes 1.0 ac - 100 year floodplain)<br>Construction Phase 1, construct with the regional detention pond |
|   | PA-7                        | OS-D             | 15.26 ac                    | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 15.26 ac<br>Construction Phase 1, construct with the regional detention pond   |
|   | PA-9                        | OS-D             | 1.21 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 1.21 ac<br>Construction Phase 1, construct with the regional detention pond  |
|   | PA-10                       | OS-D             | 3.25 ac                     | 7.8 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 3.25 ac<br>Construction Phase 1, construct with the regional detention pond  |
|   | PA-8                        | NEIGHBRHD PK-D   | 6.53 ac                     | 3.0 ac per 1,000 resident population | N/A   | N/A   | Required Land Dedication: 2.14 ac<br>Provided Land Dedication: 6.53 ac<br>Construction phase 1, construct with PA-1   |
| 3. Development Areas<br><br>Subzone:  | PA-1                        | SFD-STAND        | 20.69 ac                    | 5 DU/ac                              | 103 DU  | 82 DU   | Construction Phase 1  |
|   | PA-2                        | SFD-STAND        | 13.89 ac                    | 5 DU/ac                              | 69 DU   | 43 DU   | Construction Phase 1  |
|   | PA-3                        | SFD-STAND        | 30.21 ac                    | 5 DU/ac                              | 151 DU  | 103 DU  | Construction Phase 2  |
|   | PA-4                        | SFD-STAND        | 3.55 ac                     | 5 DU/ac                              | 17 DU   | 11 DU   | Construction Phase 2  |
|   | PA-5                        | SFD-STAND        | 16.31 ac                    | 3 DU/ac                              | 48 DU   | 28 DU   | Construction Phase 3  |
| 4. Total Map Acreage  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant   |                             |                  | 0.00 ac                     |                                      |   |   |   |
| 6. Applicant's Acreage Listed in Application  |                             |                  | 120.66 ac                   |                                      |   |   |   |
| 7. Total Flood Plain Acreage  |                             |                  | 1.0 ac                      |                                      |   |   |   |
| 8. Total Adjusted Gross MP Acreage  |                             |                  | 119.66 ac                   |                                      |   |   |   |

See the comment on the previous page regarding R-1 maximum density.

Updated

# FORM D-1: Land Use/Density Map Matrix

| A. Land Use Item  | D. Gross Land Area in Acres | E. Land Use Formula      | F. Maximum Potential Density by Code (In DUs or SF) | G. Actual Proposed Maximum Density (In DUs or SF) | H. Phasing, Details, and Comments (Include phase number or triggering event)                                    |
|---|-----------------------------|--------------------------|---|---|---|
| 9. Total SFD planning areas   | 84.65 ac                    | 2.65 persons per unit    | 388 DU  | 269 DU  | Estimated 713 residents   |
| 10. Total SFA planning areas  | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 11. Total MF planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 12. Total Residential   | 84.65 ac                    | N/A                      | 388 DU  | 269 DU  | Estimated 713 residents   |
| 13. Check for average residential density in each subzone                   | 119.66 ac                   | 5 DU per acre x Line 8   | 598 DU  | 269 DU  | Estimated 713 residents   |
| 14. Small lot total for Sub Area C (if utilized)                            | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 15. Check for maximum allowable number of multifamily units in each subzone | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 16. Total retail planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 17. Total office planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 18. Total industrial planning areas   | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 19. Total mixed commercial areas  | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 20. Total commercial  | N/A                         | N/A                      | N/A   | N/A   | N/A   |
| 21. Total neighborhood park land  | 6.53 ac                     | 3.0 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 2.14 ac<br>Provided Land Dedication: 6.53 ac  |
| 22. Total community park land   | 0 ac                        | 1.1 acres/1000 residents | N/A   | N/A   | Requirement of 0.78 ac will be met by applicant cash-in-lieu payment  |
| 23. Total open space land   | 29.48 ac                    | 7.8 acres/1000 residents | N/A   | N/A   | Required Land Dedication: 5.56 ac<br>Provided Land Dedication: 28.48 ac (Excludes 1.0 ac - 100 year floodplain) |
| 24. Total park and open space land  | 30.01 ac                    | N/A                      | N/A   | N/A   | N/A   |

# Standard MP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by the City Code, Section 126.236.
3. Archeological finds. The owner, developer, and/or contractor are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential area provided the City has determined that the use is permitted and compatible with surrounding uses. A finding of compatibility will be determined at the time of preliminary plat or site plan review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Transportation Study are incorporated as a part of the MP. Final approval of these documents is required at the time of an application for the first plat within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO with standards within this MP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to residential landscape architecture and landscape design standards and related drawings must demonstrate an equal or better design than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13, and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)

It appears the second point of access is dependent upon the adjacent site, the Vistas. If so, please show and delineate how the Vistas second point of access will meet the minimum access requirements. Provide an illustration showing required access extending beyond the proposed sites.

Secondary access via Vistas added to the Land Use Map

Add "conflict"  
Added

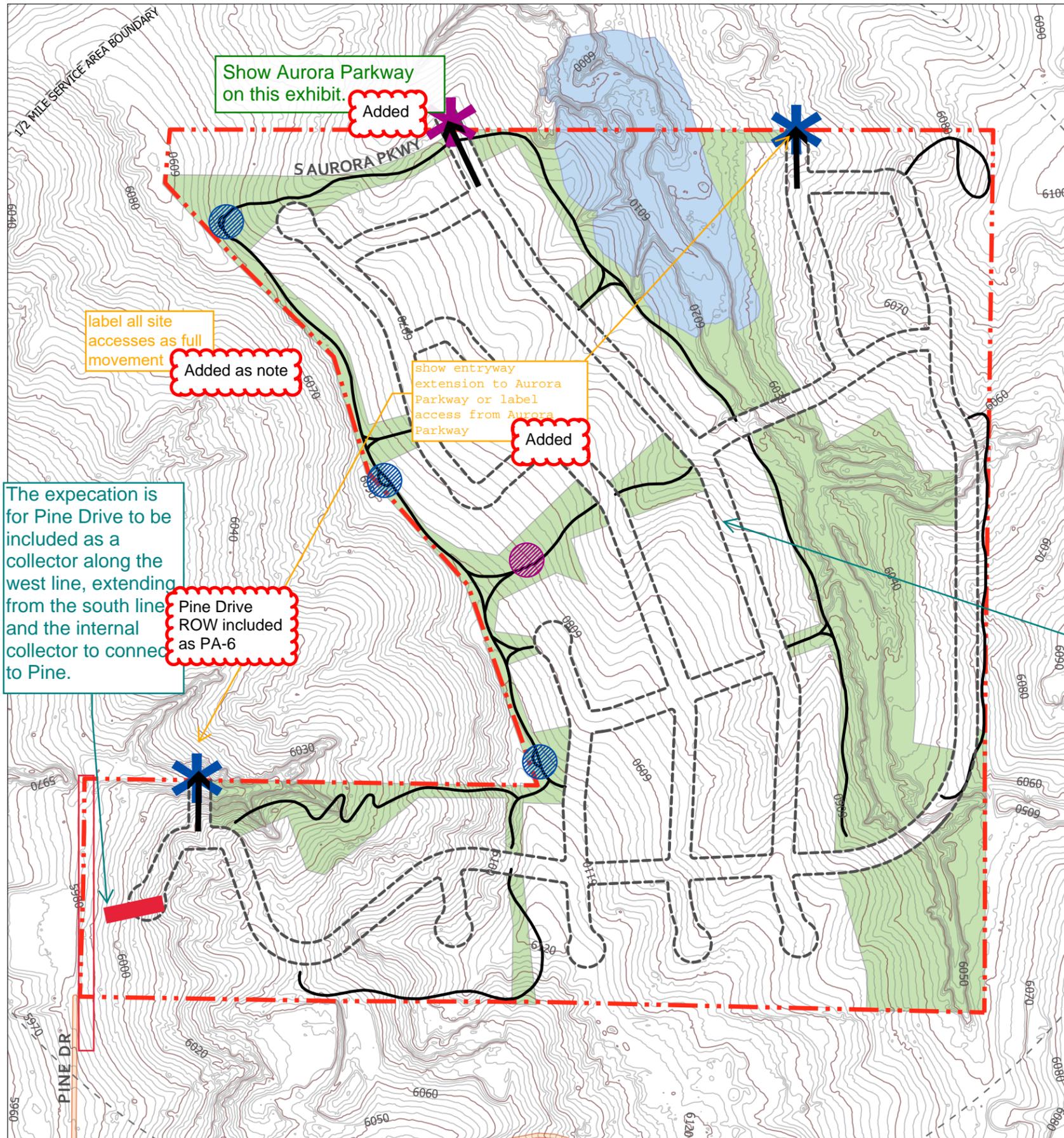
Add "the"  
Added



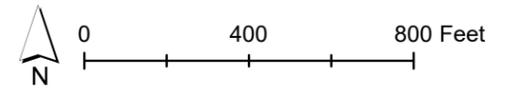
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MP OPEN SPACE, CIRCULATION,  
AND NEIGHBORHOOD PLAN

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# Open Space, Circulation, and Neighborhood Plan



## Legend

- Project Site Boundary
- Proposed Trails
- 2' Contours
- Detention Pond
- Parks and Open Space (37.58 acres)
- Existing Roads
- Proposed ROW
- Primary Entryway
- Secondary Entryway
- Access to Peripheral Roadway Network
- Primary Amenity
- Secondary Amenity



| A.<br>PLANNING AREA<br>DESIGNATION (OR<br>FEATURE IN AN AREA) | B.<br>DESCRIPTION AND<br>INVENTORY OF<br>FACILITIES                               | C.<br>TOTAL<br>ACREAGE | D.<br>PARKS DEPT.<br>CREDITED<br>ACREAGE            | E.<br>FINAL OWNERSHIP<br>AND FACILITY<br>FUNDING | F.<br>TRIGGER FOR<br>EACH PHASE                                  |
|---|---|------------------------|---|--|--|
| PA-6  | Open Space: Trails, benches, and trash receptacles                                | 9.76 ac                | 8.76 ac<br>(Excludes 1.00 ac - 100 year floodplain) | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-7  | Open Space: Trails, benches, and trash receptacles                                | 15.26 ac               | 15.26 ac  | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-9  | Open Space: Trails, benches, and trash receptacles                                | 1.21 ac                | 1.21 ac   | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-10   | Open Space: Trails, benches, and trash receptacles                                | 3.25 ac                | 3.25 ac   | Private: built by developer                      | Construction phase 1, construct with the regional detention pond |
| PA-8  | Neighborhood Park: Trails, overlooks, public art, and environmental play elements | 6.53 ac                | 6.53 ac   | Private: built by developer                      | Construction phase 2, construct with PA-1                        |

Acreege Required: 8.48 ac  
Acreege Provided: 35.01 ac

\_\_\_\_\_  
Director of Parks and Open Space

\_\_\_\_\_  
Date

\_\_\_\_\_  
Library and Recreation Services

\_\_\_\_\_  
Date



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# MP LANDSCAPE STANDARDS

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# Form G: Landscape Standards Matrix

| Landscape Item  | Brief Description of the Feature  | Location of the Standards in Application Package  |
|---|---|---|
| 1. Overall landscape concept and palette of plant materials used to carry it out.   | The landscaping at Overlook will demonstrate a commitment to water conservation by use of native and adapted plant materials. Plant materials will be selected to provide year-round interest through color and texture variations.   | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 57 |
| 2. Landscape design at entry monumentation and key entry points.  | The landscaping at entry monuments and key entry points shall use a similar palette to create a cohesive design throughout the Overlook Development.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 61 |
| 3. Landscape standard along E-470 or I-70 (If applicable)   | Not applicable  | Not applicable  |
| 4. Landscape standards along arterial and collector roads   | No less than 50% of all plant materials utilized along arterial and collector roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references. Native seed shall replace sod in the streetscape.  | Detailed standards are included in the Overlook Design Standards and Guidelines; 59     |
| 5. Landscape standards along local roadways.  | No less than 50% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wiseresources or xeriscape plant material references. Curbside landscape options shall be prioritized over turf tree lawn. Native seed shall replace sod in the streetscape.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 59 |
| 6. Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.) | No less than 50% of all plant materials utilized in public gathering spaces shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.   | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 61 |
| 7. Landscape standards at detention/retention ponds and water features.   | Landscape at detention/retention ponds will use native and adapted plant materials. Grass swales and grass buffers are encouraged to collect and convey runoff. Plants shall take into account periodic to continual water saturation and be selected to provide year-round interest through color and texture variations.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |
| 8. Landscape buffers at parks, open space, and drainage.  | No less than 50% of all plant species utilized in landscape buffers, parks, open spaces and drainages shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references. Consideration shall be taken to preserve long range views and to screen service features (i.e., loading docks, trash facilities, etc.). | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |
| 9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards)                         | No less than 50% of all plant materials utilized at residential lots shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.  | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 56 |
| 10. Landscape integration at retaining walls  | Follow typical UDO standards for landscape integration at retaining walls.  | Not applicable  |
| 11. Landscape standards at special facilities   | Follow typical UDO standards for landscape integration at special facilities.   | Not applicable  |

| Landscape Item   | Brief Description of the Feature  | Location of the Standards in Application Package  |
|--|---|---|
| 12. Buffer and setback exemptions for traditional street frontages | Not applicable  | Not applicable  |
| 13. Building Perimeter Landscape                                   | Follow typical UDO standards for landscape integration at building perimeters.  | Not applicable  |
| 14. Detention Pond Landscape                                       | Tracts surrounding a pond shall contain 1 tree and 10 shrubs per 4,000 square feet above the 100 year water surface elevation. 33% of the species (trees and/or shrubs) shall be evergreen. | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |
| 15. Tract Area Landscape   | Tract area not defined as street buffers shall contain 1 tree and 10 shrubs per 4,000 square feet. 33% of the species (trees and/or shrubs) shall be evergreen.                             | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 65 |

**NOTES:**

1. The Design Standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed ordinance standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
2. All the photos and illustrations in the Design Standards and Guidelines are illustrative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent and detail.

# LANDSCAPE DESIGN STANDARDS

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## HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Landscaping

These guidelines apply to the whole of Overlook

## ORGANIZATION OF THE DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

**Topic:** The key issue to be addressed

**Intent:** This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Overlook

**Design Standards:** These are requirements of Overlook, in order to receive approval from the City of Aurora these standards must be met.

**Design Guidelines:** The guidelines are design strategies, features or techniques that Overlook is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, these solutions will be considered on a case by case basis for approval.

## ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of Overlook Design Guidelines is a legal document adopted by the City of Aurora as part of the Overlook Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing existing requirements. Where these standards are silent or do not address a topic, the City of Aurora's standards shall apply. Where there appears to be a conflict between these standards and the requirements of the city code in effect at the time of development, the more restrictive shall apply.

# LANDSCAPE DESIGN STANDARDS

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## UNIVERSAL DESIGN CONCEPTS

The landscape at Overlook will demonstrate a commitment to water conservation through smart landscape techniques and practices. The landscape design shall enhance pedestrian corridors and soften transitions between industrial/commercial uses and open spaces. A layered planting approach shall be implemented to help soften the appearance of architectural massing. A balance between buildings and landscape can be achieved by allowing for sufficient planting areas around buildings, parking areas, driveways and hardscape.

Areas considered are:

1. Site Entries and Pedestrian Spaces
2. Streetscapes
3. Open Spaces

## LANDSCAPE GENERAL NOTES

- Landscape shall provide seasonal interest through a variety of textures and colors.
- Permanent, efficient, automatic irrigation is required for all planting areas, including raised planters and containers (as applicable). Use of drip irrigation methods is preferred.
- Smart Landscape Techniques shall be utilized to reduce the overall water use throughout the development.

# OVERALL LANDSCAPE CONCEPT

## SMART LANDSCAPE TECHNIQUES

Water use reduction can be achieved by landscape and irrigation design. Drought-tolerant plant material, the use of native grasses, limiting turf areas and proper irrigation design can provide significant water consumption savings. Reinforce water conservation strategies through the following design criteria:

### **Landscape:**

- Native and adapted plant material
- Drought tolerant plant material
- Select plant material based on soil conditions
- Site plant material based up solar orientation
- Use deciduous trees to provide winter sun exposure and summer shading
- Minimize turf and use native seed mix as a replacement
- Purchase landscape materials from local resources.
- Use wood mulch and soil amendments to retain soil moisture
- Provide shade elements such as overhead structures or shade trees

### **Irrigation:** Design irrigation systems based upon the following:

- Soil percolation
- Sun and shade patterns
- Wind effects
- Minimize run-off
- Use of efficient, state of the art irrigation equipment and design
- Use of drip irrigation methods is preferred



Xeriscape Planting



Smart Landscape Techniques: Native and adapted plant materials



Trees and structures to provide shade



Wood mulch to retain soil moisture

# LANDSCAPE BUFFERS

## SMART LANDSCAPE TECHNIQUES

**INTENT:** Landscape buffers are used to enhance the continuity and quality of the pedestrian and vehicular experience. Buffers screen undesirable uses, provide a transition between differing land uses, and create balance between hardscape and softscape. Buffers in conjunction with a layered planting concept help soften the appearance of buildings, adjacent land uses and vertical improvements such as trash enclosures and walls. Screening minimizes views of areas that serve as utilitarian spaces (service areas) and undesirable view.

Street and non-street buffers are required in accordance with the UDO. Landscape buffers are required in the following instances:

- Development adjacent to public open space areas and trails under the jurisdiction of the City for public use and benefit ~~shall comply with City land dedication requirements for open spaces purposes.~~
- Along Public or Private ROW
- Non-Street Perimeter Buffers
- Special Landscape Buffers for Development Adjacent to Open Spaces
- Private Common Open Space
- Parking Lots
- Site Entryways and intersections
- Detention and Water Quality
- Buffers may be reduced with features including berms and per the City of Aurora Unified Ordinance. Refer to the Required Buffer Widths and Allowed R 146-4.7-2.

This has nothing to do with buffers. This should just state that these open space areas shall be buffered

Removed

These two thoughts seem to overlap

Development adjacent to public open space vs. private common open space. Language updated for clarity

•NOTE: drive-thru lanes and staking areas may not front a street and must meet the buffering guidelines in the UDO.



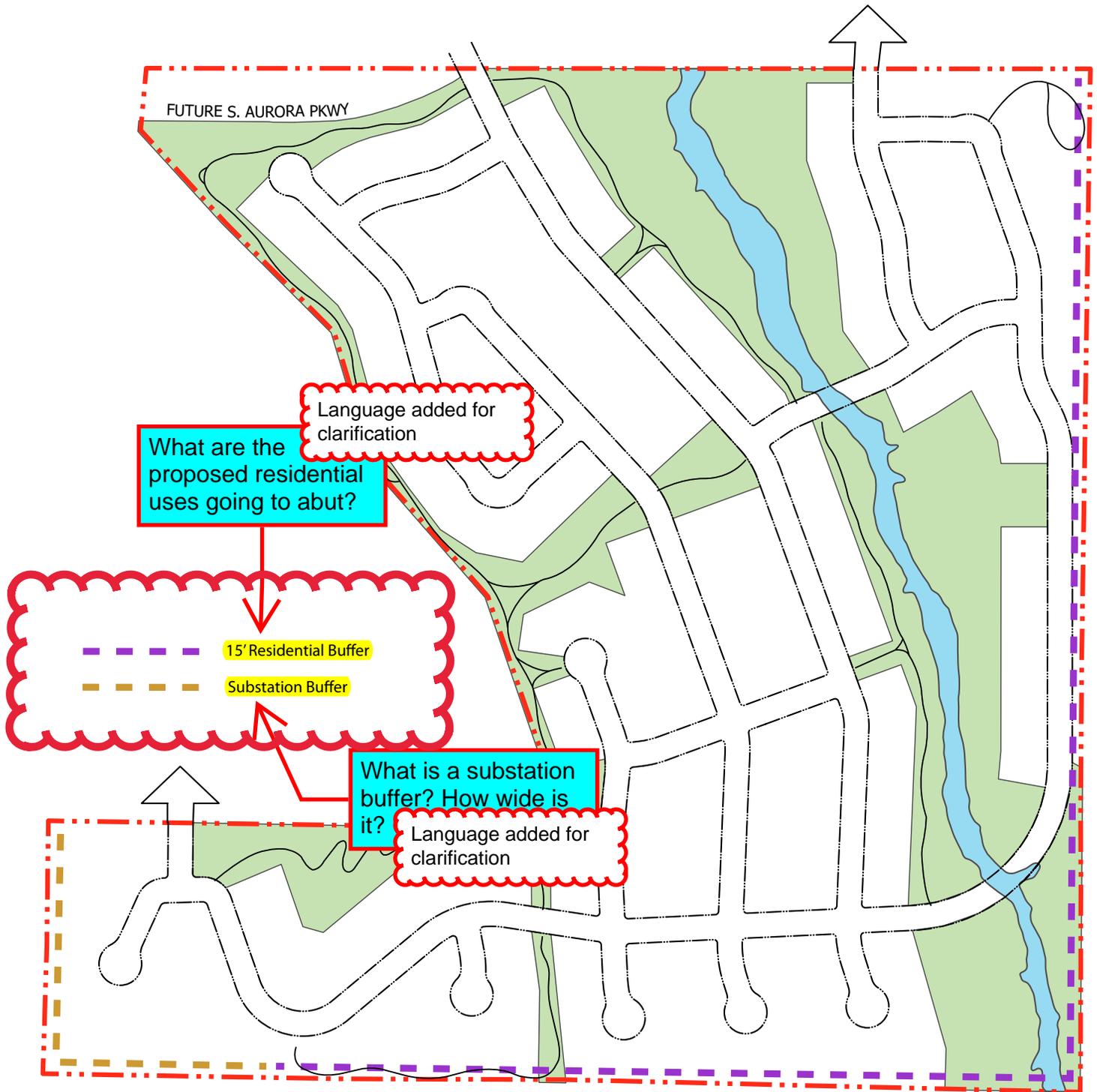
Buffer between street and parking area.



Buffer between street and residential area.

# LANDSCAPE BUFFERS

## LANDSCAPE BUFFER MAP



# SITE ENTRIES AND PEDESTRIAN SPACES

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**INTENT:** Entries into Overlook shall be enhanced as part of the entry sequence to provide a sense of arrival and project identification. Enhanced landscape features help guide people to entry points and points of interest. The entry sequence consists of primary and secondary entries, drive connections and arrival features adjacent to the building entry or primary use area of the site. Pedestrian areas consist of outdoor amenity areas, open spaces, and passive use areas. They provide comfortable outdoor seating options and amenities for their intended uses.

## SITE ENTRIES

### DESIGN STANDARDS

- Primary entries shall have enhanced landscape and entry monument signage.
  - Secondary entries shall have enhanced landscape.
  - Drive connections to arrival features and entries shall have enhanced landscaping.
  - Building entries and primary use areas shall have enhanced landscaping that identifies the entry or primary use area of the site.
- \*Enhanced landscaping consists of accent trees, colorful shrubbery, ornamental grasses and perennials.

## PEDESTRIAN SPACES

### DESIGN STANDARDS

- Provide a mix of seating options.
- Utilize shade trees or overhead structures at key locations to provide comfortable shaded seating areas.
- Use deciduous trees to provide winter sun exposure and summer shading.

\*Enhanced landscaping consists of accent trees, colorful shrubbery, ornamental grasses and perennials.

### DESIGN GUIDELINES

- Enhanced paving is encouraged at building entries and primary use areas.
- The following design elements and amenities are encouraged within pedestrian spaces:
  - Benches
  - Tables
  - Trash receptacles
  - Shade trees or overhead structures
  - Bollard lighting
  - Public art

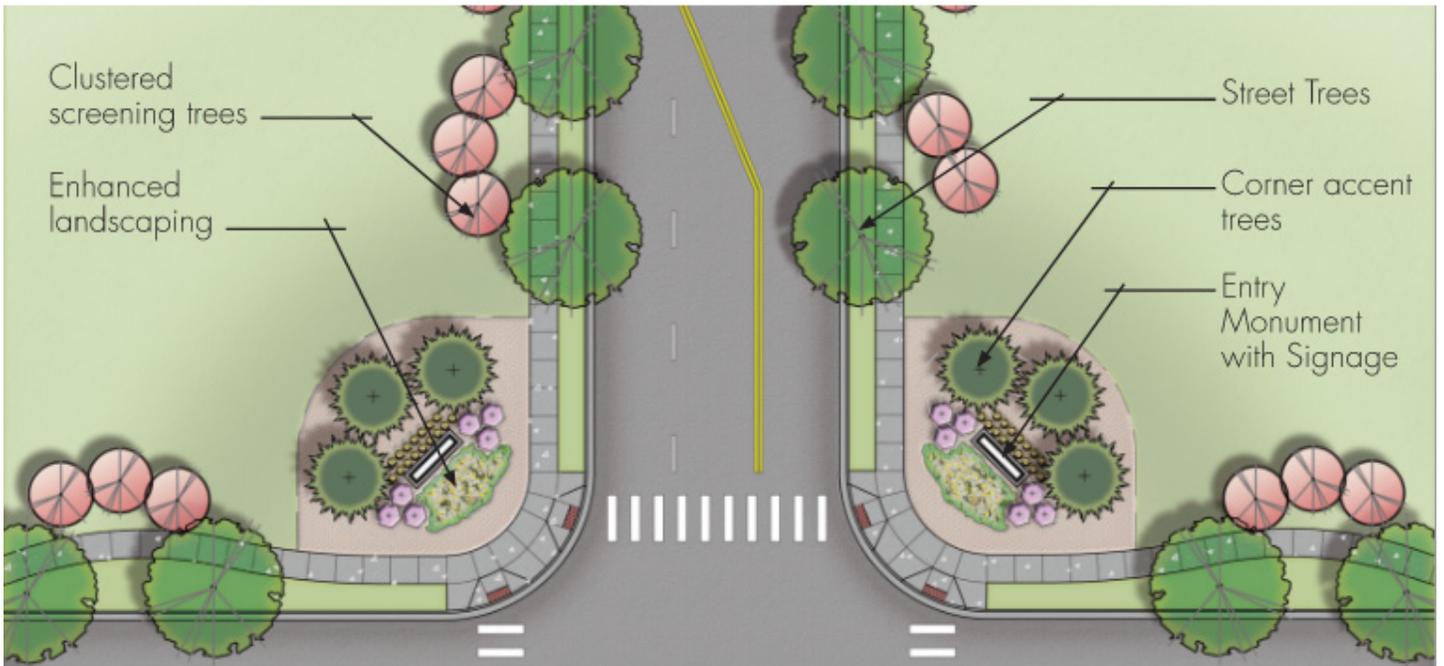
## Enhanced Entry Features



## Pedestrian Spaces

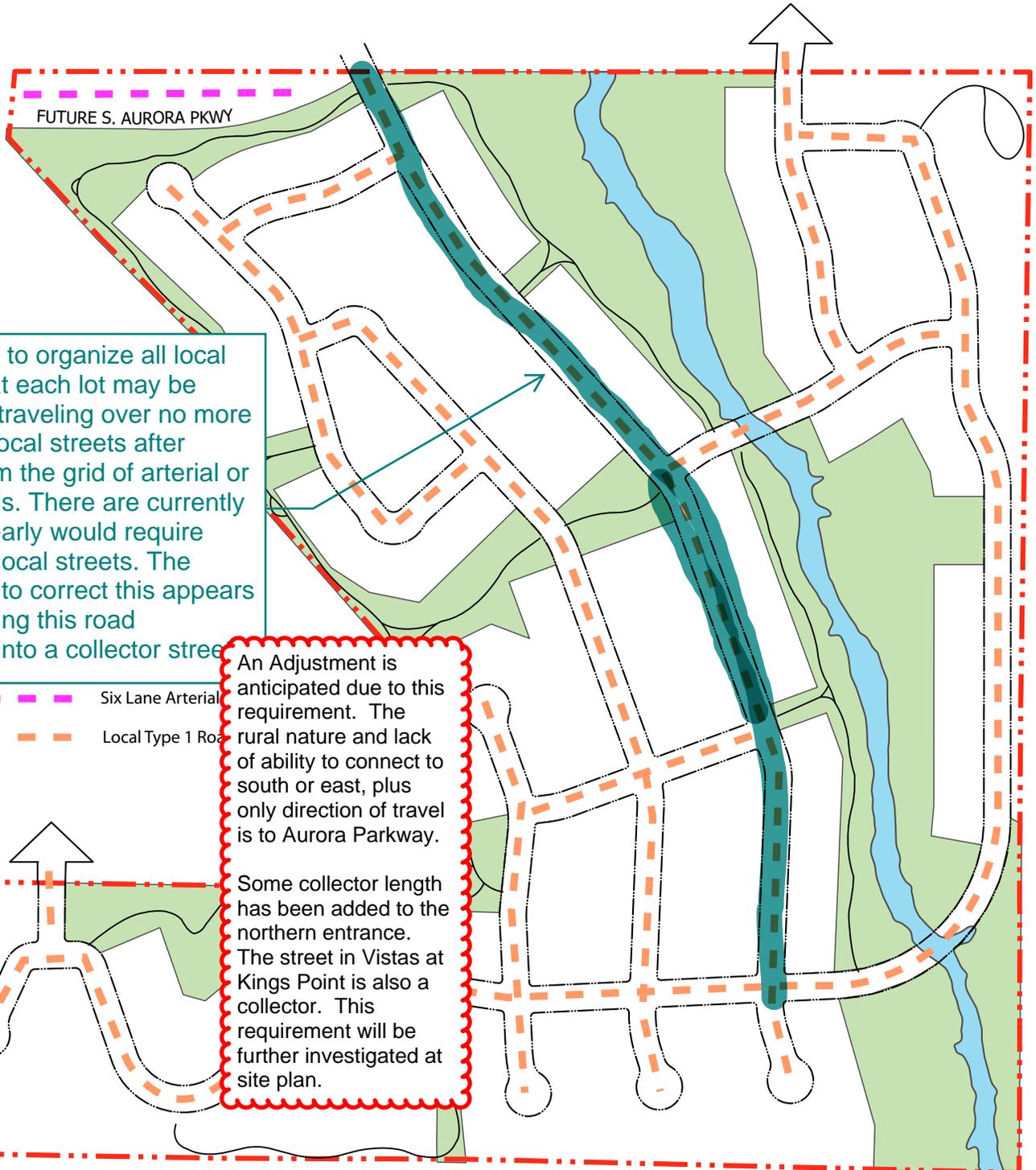


## Primary Entry Example



# STREETSCAPES

**INTENT:** The streetscapes at Overlook will demonstrate a commitment to water conservation using a mix of smart landscape techniques as described in the Overlook Landscape Design Guidelines. All streetscapes will use drought tolerant species to create year-round interest through color, material and textural variations. Street trees provide shade, texture and become the main unifying element of the street-scene while buffering vehicular uses from the pedestrian zone.

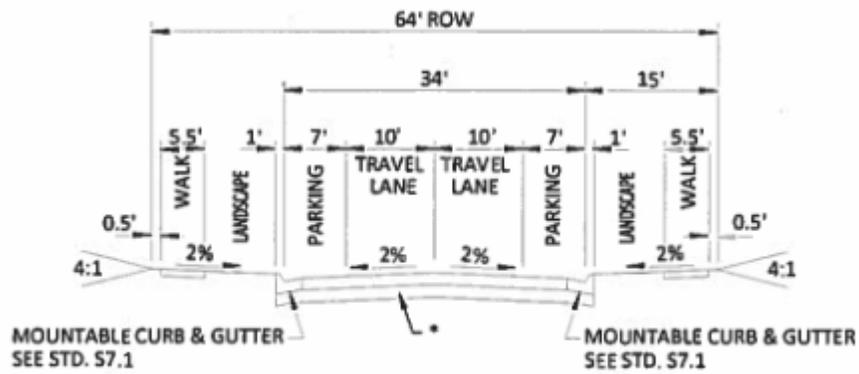


You will need to organize all local streets so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector roads. There are currently areas that clearly would require travel over 3 local streets. The simplest way to correct this appears to be converting this road (highlighted) into a collector street

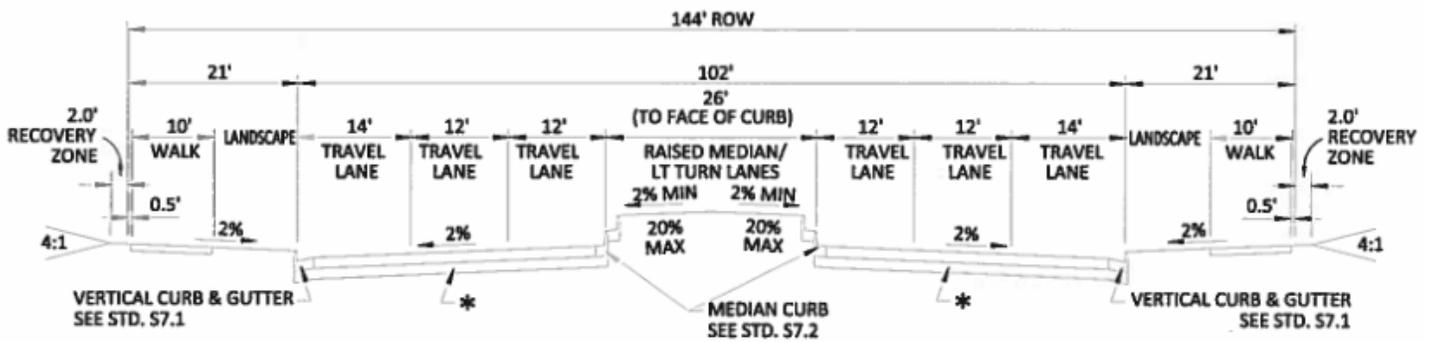
- — — — — Six Lane Arterial
- — — — — Local Type 1 Road

An Adjustment is anticipated due to this requirement. The rural nature and lack of ability to connect to south or east, plus only direction of travel is to Aurora Parkway.

Some collector length has been added to the northern entrance. The street in Vistas at Kings Point is also a collector. This requirement will be further investigated at site plan.



**LOCAL STREET TYPE 1**



**SIX LANE ARTERIAL**

MEDIAN TURN LANE WIDTH = 11'

# UNIVERSAL DESIGN STANDARDS

Street sections shall conform to the City of Aurora

We want to try to avoid restating regulations. We are happy to discuss prior to the next submittal.

ns.

## LANDSCAPE

**INTENT:** While utilizing water conscientious approaches and design, the streetscapes within the PROJECT will provide pedestrian circulation and connectivity. They will use native and adapted, drought tolerant, xeric plant species to create a memorable, aesthetically pleasing experience.

Language updated

### DESIGN STANDARDS

- No less than 50% of all plant materials utilized in public streetscapes shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant references.
- Native seed mix is to replace sod in all streetscapes
- Fruit-producing trees and shrubs shall be avoided near walkways



# TRACTS AND PONDS

**INTENT:** Tracts and ponds are often required in all development to serve functional needs such as utility corridors, access corridors, detention, retention and water quality. Tracts and ponds should be looked at as an asset for the overall aesthetics of the site.

### DESIGN STANDARDS

- All private common open space / tract landscape shall meet the Unified Development Ordinance standards for tract landscape in Section 146-4.7.5.I.
- 25% of the selected species (trees and/or shrubs) used in common open space / tract landscape shall be evergreen.
- All landscape areas surrounding detention, retention and water quality ponds shall meet the Unified Development Ordinance standards for detention, retention and water quality ponds in Section 146-4.7.5.M.4
- 25% of the selected species (trees and/or shrubs) used in landscape areas surrounding detention, retention and water quality shall be evergreen.



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# MP ARCHITECTURAL STANDARDS

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# Form H: Architectural Design Standards Matrix

| Architectural Design Standard        | Brief Description of the Feature   | Location of the Standards in Application Package  |
|--------------------------------------|--|---|
| Single-Family Materials Palette      | Natural stone, stone veneer, and/or corten steel. Secondary and accent materials include wood slats and precast/board form concrete.   | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 40   |
| Single-Family Color Palette          | Significant variation in the ranges of color on a building face is required. The same color scheme shall not be used more than three times within one single-family project. | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 40   |
| Single-Family Architectural Styles   | Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.                                     | Detailed standards are included in the Overlook Design Standards and Guidelines. Architectural styles shall be utilized as described in Form F-2: Neighborhood Character Matrix; pg. 42 |
| Single-Family Architectural Features | All residences shall have a primary entrance that includes a porch or covered entry that is visible from the street, green court, open space, or other public way.           | Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 44   |

# ARCHITECTURAL DESIGN STANDARDS

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## HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Single-Family Design Standards

These guidelines apply to the whole of The Overlook at King's Point.

## ORGANIZATION OF THE DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

**Topic:** The key issue to be addressed.

**Intent:** This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Overlook.

**Design Standards:** These are requirements of Overlook, in order to receive approval from the City of Aurora these standards must be met.

**Design Guidelines:** The guidelines are design strategies, features or techniques that Overlook is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, these solutions will be considered on a case by case basis for approval.

## ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of the Overlook Design Guidelines is a legal document adopted by the City of Aurora as part of the Overlook Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing existing requirements. Where these standards are silent or do not address a topic, the City of Aurora's standards shall apply.

# OVERALL THEME AND MATERIALS

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INTENT: Overlook will promote and overall theme to reflect the residential nature of the site. The theme will use materials that reflect this use, which will provide a distinct, dramatic and contrasting nature to the landscape that will accompany site features such as the primary and secondary entry monumentation, way-finding, walls, and site amenities.

The primary thematic materials will include, but are not limited to the following:

1. Natural stone/Stone veneer
2. Corten steel

Secondary and accent materials will include:

1. Wood slats
2. Precast/Board Form Concrete

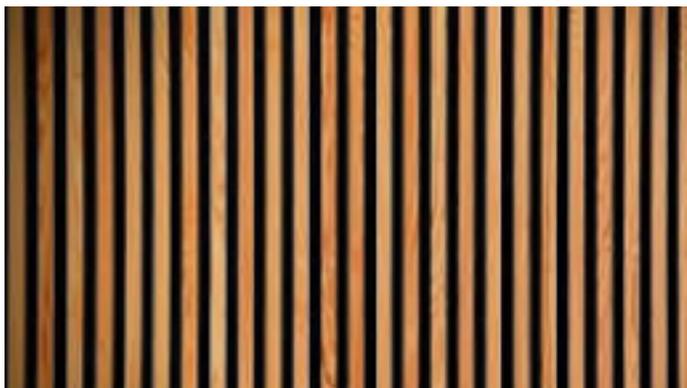
## MATERIALS



Corten Steel Detail



Stone Veneer Detail



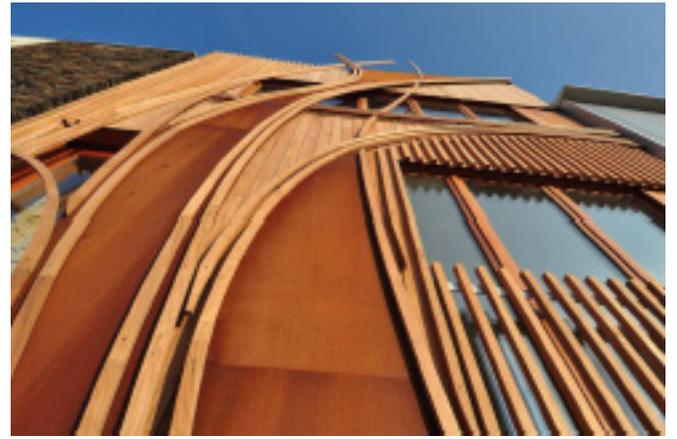
Wood Slat Detail



Board Form Concrete Detail



Corten steel with wood slat details



Corten steel with concrete accents



Stone with corten steel accents

# ARCHITECTURAL DESIGN STANDARDS

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## UNIVERSAL DESIGN CONCEPTS

The architecture at Overlook will utilize the following principles to guide the design process:

- Simplicity
- Hierarchy
- Sustainability

**Simplicity:** The design of the architecture can be bold, creative and compelling without being overly intricate or complex. A single, well executed concept can create an architectural statement that will stand the test of time.

**Hierarchy:** Architecture can support the community goals and provide visual cues to the users about use and intent. The architecture will create a clear hierarchy of facades to establish clear public, private and service spaces.

**Sustainability:** Consideration of conservation of resources, energy and reducing heat island effect can be integrated into architectural design decisions.

# SINGLE-FAMILY DESIGN STANDARDS

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## ARCHITECTURAL SCALE AND SCALING ELEMENTS

**INTENT:** The buildings in single-family areas will create the urban character of Overlook. Architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions establish the identity of the urban core and differentiate individual buildings. Moreover, it can be used to punctuate special locations and provide human scale details. Coordination of the scaling elements between buildings and 360-degree architecture will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance.

### DESIGN STANDARDS

The standards of this section apply to all single-family buildings.

- Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.
- Each building taller than 35' in height shall be designed so that the massing and/or facade articulation presents a clear base, middle and top. The base shall be appropriately articulated to provide human scale.
- All building facades facing public streets, private roads or parks and open spaces shall incorporate two or more of the following scaling elements, no less than every 50' to avoid long, unbroken flat walls:
  - Horizontal structural elements such as floors expressed with banding, belt courses, material changes.

- Vertical structural elements such as columns, pilasters, peers, etc.
  - The use of sills, lintels, mullions, at all windows.
  - Change in material.
  - Change in color.
  - Change in material module or pattern.
- A building's architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view from a public or private street or open space shall display a similar level of quality and architectural interest.
  - Required scaling elements for buildings should be integral with the building form and construction and not a thinly applied veneer.

## BUILDING MATERIALS AND COLOR

**INTENT:** The architectural characteristics of the single-family buildings will utilize high quality materials. Lasting and durable materials will be prioritized from local and regional sources when possible and will reflect the materials, colors and textures naturally found along the Front Range and within the Overlook development. As appropriate, smaller scale materials will be utilized to provide human scale in the architecture.

### DESIGN STANDARDS

- Building materials shall be selected with the objectives of quality and durability appropriate to the context of their use.
- At least 40% of the total building facade, not including windows and doors, shall be surfaced by one or more of the following:
  - Integrally colored decorative concrete masonry units
  - Brick or brick panels
  - Decorative architectural tile
  - Stone
  - Fiber Cement Board
  - Architectural metal
- The remaining facade area shall be surfaced in:
  - All materials listed above
  - Corrugated metal panels
  - Architectural wood panels
  - Stucco
  - Integrally colored decorative concrete
  - Integrally colored concrete block



Variation of building materials

### DESIGN GUIDELINES

- Material modules may be used in building facades. Units, if used, shall be appropriate material type and manufactured to industry standards. Modules shall not exceed 5' by 10' without the clear expression of a joint.
- The use of synthetic material to imitate natural materials shall be avoided, unless to better the aesthetics of wood or weathered materials.

## ROOF FORMS AND MASSING

**INTENT:** Single-family homes within Overlook will generally employ traditional roof forms using pitched roofs. However, modern architectural styles will also allow for flat roofs – these should be limited to encourage overall neighborhood consistency. Variety in roof type and orientation will help create visual interest along the street, encourage an interesting skyline and contribute to the overall character. Roof massing should be broken up with the use of smaller roof planes and architecturally appropriate features such as dormers. Massing should provide interest, while considering construction and maintenance costs.

Porches on single-family homes should employ a roof line that is compatible with the architectural style of the building. Where possible, porch roofs should be integrated into the roof of the building.

Patio roofs on single-family homes should employ a roof line that is compatible with the architectural style of the building. Where possible, porch roofs should be integrated into the roof of the building.

### DESIGN STANDARDS

- The following types of principle roofs are permitted for single-family units:
  - Gable
  - Hip
  - Shed (single direction path)
  - Flat with a parapet and/or cornice
- Roof pitches, overhangs and eave details shall be between 4:12 and 12:12 pitch and appropriate to the architectural character of the individual building. Secondary roof pitches may be as shallow as 3:12 pitch.
- Roof penetrations shall be grouped together and located to minimize their visual impact on the street.

### DESIGN GUIDELINES

- Single-family units are encouraged to present one primary roof form and to utilize secondary roof forms such as porches, dormers, bays, cross gables and hips to emphasis the architectural character.
- Dormers are encouraged to be habitable space or “open to below” to provide light into habitable spaces.
- Dormers should have a symmetrical roof form that accents the architectural style of the building. Dormers may not be appropriate on all styles.
- Dormers shall be placed a minimum of 36” away from any exterior wall.
- Deeper eaves are encouraged for shading.



Diagram of Hipped roof

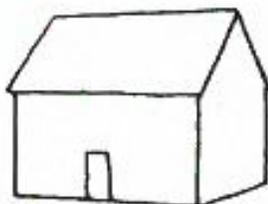


Diagram of Gabled roof

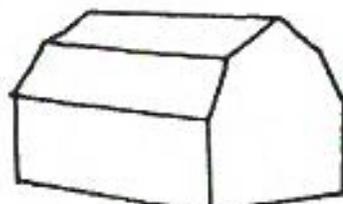


Diagram of Gambrel roof

## BUILDING FENESTRATION

**INTENT:** The pattern of windows and doors, or fenestration, of a building creates a rhythm for architectural detailing that contributes to the character of the street and each individual building.

### DESIGN STANDARDS

- The architecture, massing and height shall reflect the special nature of a primary corner by utilizing distinctive architectural form, detail and materials. Primary corners include:
  - Building corners visible from public open space
- No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.20. No first surface reflective coating shall be permitted.

### DESIGN GUIDELINES

- The location and patterns of glazing should enhance building function and scale. Variations in fenestration patterns may be used to emphasize building features such as entries, shifts in building functions and uses.
- Areas of buildings that are functionally restricted from providing 'vision glass' may use opaque or spandrel glass.
- Clear, low-e and/or slighting tinted glazing should be used on to limit glare off of glazed surfaces.
- When possible, windows shall be placed in locations to take advantage of the long range views to the Rocky Mountains to the west and the surrounding open spaces.

## EXTERIOR DOORS

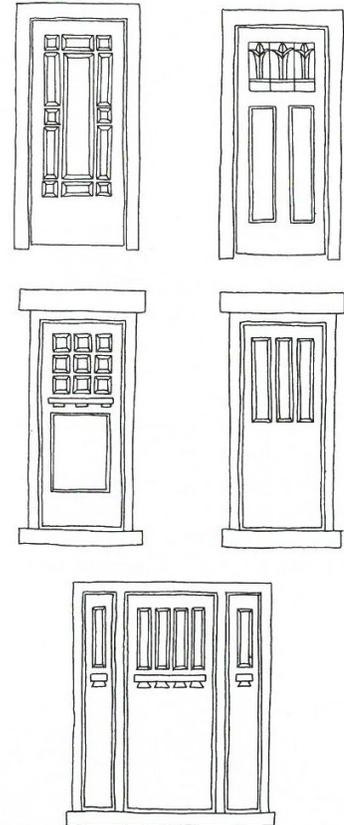
**INTENT:** Properly proportioned and detailed entry doors create a welcoming experience from the street and invite visitors to approach. Exterior doors help define the architectural character of each building.

### DESIGN STANDARDS

- Sliding glass doors shall be used only on the first floor and only on the rear or side elevation.
- French doors shall be permitted on any elevation, but shall not be the primary entry door.
- Door materials shall consist of painted or stained wood, hardboard, fiberglass or metal.

### DESIGN GUIDELINES

- Door selection should help define the architectural style.
- Glazing is encouraged at entry doors and includes windows, transoms and sidelights.
- Double front doors are permitted only when it speaks to the architectural style but use shall be limited.



Examples of Craftsman style doors. Entry door style helps define the architectural

# WINDOWS

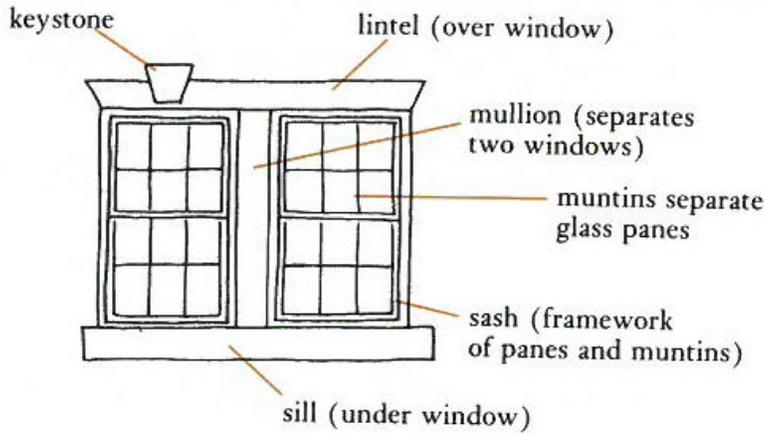
**INTENT:** Window type, composition and proportion are key character elements of the architectural style of a building.

## DESIGN STANDARDS

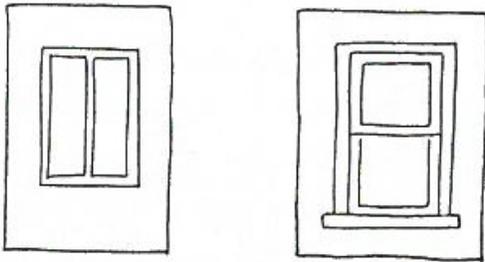
- The following window types are permitted:
  - Double-hung
  - Single-hung
  - Casement
  - Awning
- The following materials are permitted:
  - Wood
  - Metal-clad or vinyl-clad
  - Wood
  - Vinyl
  - Enameled metal or anodized aluminum
- Mirrored or highly reflected glazing shall not be used.
- Each elevation shall contain a minimum of two windows.

## DESIGN GUIDELINES

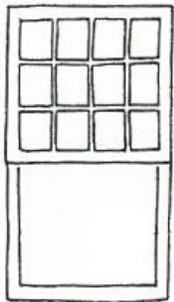
- For all architectural styles but modern, individual window proportions should not be less than 1x wide by 1.6x high (i.e., a window that is 30" wide should not be less than 48" tall). Proportions fitting the architectural style of the building are preferred.
- Square windows are permitted.
- Windows in modern buildings are not regulated but elevations should present a balanced composition with window proportions meeting aesthetic and functional needs.
- For all architectural styles but modern, divided light windows are encouraged. When used, they should have properly proportioned muntin bars and have either muntins applied to the outside of the window or sculpted simulated muntin bars between the panes of glass.
- Exterior shutters, if used, should be made of wood or composite material and should be sized in proportion to the window opening. Shutter width and style shall complement the architectural style of the building.
- Specialty windows such as arches, half rounds, quarter circles, diamonds, squares and rounds should be generally limited to one per elevation. Specialty windows should provide an accent to the overall style of the building.
- When windows are mulled together, they shall not exceed 50% of the building elevation width.



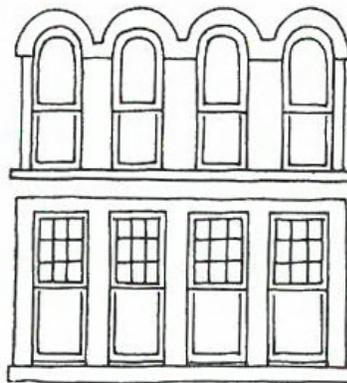
Use and mixing of window components create an architectural style and provide additional detail to the facade.



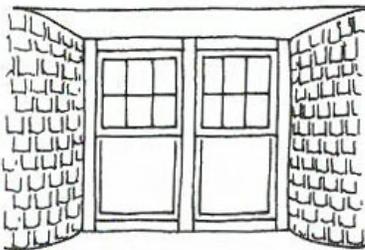
Example of aesthetic difference between contemporary window (left) and traditional window (right).



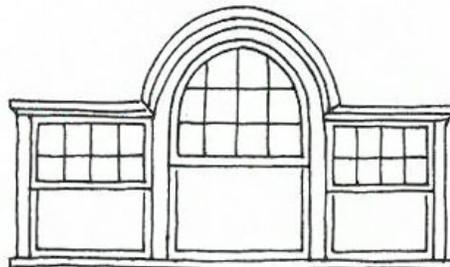
Double Hung window: nine over one configuration



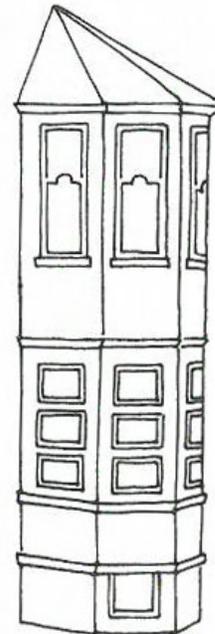
Example of window banks in different architectural styles



Windows can be recessed



Example of a Palladian window



Bay windows may be one or two story to add to the architectural character

Window types and combinations define the architectural character of a building.

## PORCH AND ENTRY CHARACTER

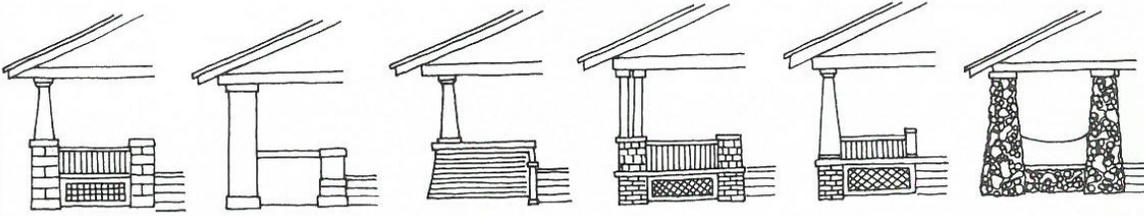
**INTENT:** Porches and entry features provide a transition space between the public and private realms. They also make a strong statement about the architectural style of the building. For the occupants, porches provide shelter from the elements, protect the front door, encourage neighbor interaction and allow for outdoor living opportunities. Porch and entry elements should be integrated into the overall design of the building.

### DESIGN STANDARDS

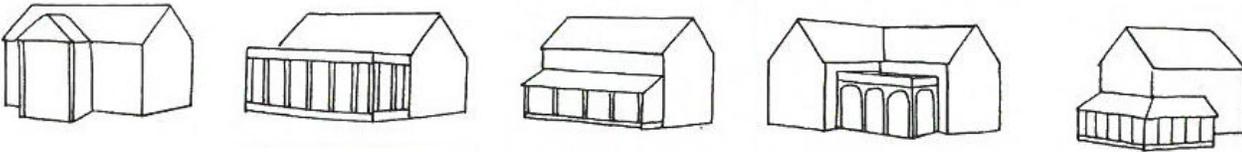
- All residential buildings shall have a primary entrance that includes a porch or covered entry feature that is visible from the public street, park or open space.
- All porches or covered entries shall be built to the minimum sizes specified per lot type in the neighborhood design section.
- Double height entrances are not permitted.
- Finished floor elevations shall be 18" to 24" above grade. Porches shall be level and continuous with the finish floor level of the home.
- Porch steps shall be constructed of wood, concrete or masonry to create a solid appearance. Open stair risers are not permitted.

### DESIGN GUIDELINES

- A variety of porch sizes and details are encouraged. Porch design should complement the architectural style of the building.
- Each porch element should be articulated clearly including:
  - Deck platform
  - Railing
  - Column and column base
  - Header trim
  - Porch ceiling
  - Soffit
  - Fascia
  - Gutter
  - Roof
- The area underneath the porch (if any) should be enclosed with skirting material consisting of masonry, wood or lattice. Skirting material shall contribute to the overall architectural style.
- Porch columns may be exposed wood or metal posts or have wood, siding, fiber cement board, stone or brick finish column bases applied over structural elements.
- Plywood is permitted for porch ceilings, but not preferred. Visible butt joints must be covered with a batten.



Slight variations in porch details and materials create a wide range of aesthetic options.



Porch shape, scale and relationship to main building help define the entryway and architectural vocabulary.

## ROOF MATERIALS

**INTENT:** Roof materials, color and pattern are key character elements of the architectural style of a building.

### DESIGN STANDARDS

- Primary pitched roof materials shall include:
  - Asphalt/fiberglass
  - Slate
  - Concrete tile
  - Ceramic tile
  - Standing seam metal roofing
- Primary flat roof shall include:
  - Commercial grade roofing materials
- Roof penetrations, including vent stacks, shall match the color of the surrounding roof. Group penetrations together when possible. Place on rear or side of the primary roof as much as possible to minimize visibility from the street.
- Flues, HVAC equipment, swamp coolers, satellite dishes, etc. shall be placed on the rear or side of the primary roof to minimize visibility from the street.
- Skylights shall be flat panel only.
- Gutters and downspouts shall be constructed of painted galvanized metal, color coated aluminum or copper.

### DESIGN GUIDELINES

- Solar panels are permitted but shall occupy no more than 50% of the roof area and panels should be coplanar with the roof. When possible, panels should be placed on the rear or side of the primary roof to minimize visibility from the street.
- Operable skylights are preferred to increase natural ventilation within the home.

## WALL MATERIALS

**INTENT:** Wall materials will be the single largest color and texture on a building. Wall materials should support the architectural style of the building while considering cost, constructability, longevity and maintainability.

### DESIGN STANDARDS

- Appropriate exterior wall materials shall include:
  - Stone
  - Brick
  - Painted or stained wood siding
  - Non-textured hardboard or cement-based siding
  - Stained cedar shingles
- Wood or cement-based siding patterns shall include:
  - Clapboard with a maximum of a 6" spacing
  - Drop siding
  - Board and batten
- Plywood simulating any material or used as a finish material is not permitted
- Vinyl or aluminum siding is not permitted
- Exposed foundation walls shall not exceed 18" above grade. When more than 8" of the foundation is visible, walls shall be covered with integral-colored stucco or cement wash and painted.
- Where brick is utilized it shall adhere to the following:
  - When brick covers 100% of the front façade, it shall have a minimum 6' deep return along the side elevations.
  - When brick is utilized as a wainscot, it shall be applied on all four elevations.
  - When brick is utilized and intended as more than a wainscot, but not 100% of the front façade, it shall be installed up to the height of the first story eave or second story floor (as applicable).
  - Vertical transitions between brick and other materials shall occur at inside corners only.

### DESIGN GUIDELINES

- The number of wall materials used on an elevation should be limited to a maximum of two and be selected in accordance with the architectural style of the building
- Material changes should occur along a horizontal line, typically at floor or gable ends.
- Material changes at a vertical line are generally discouraged unless used on a modern architectural styled building.
- Place materials with lighter visual weight above those with a heavier visual weight.
- When brick is utilized, window sills, lintels and banding should be expressed with coursing work such as rowlock, soldier, sailor or similar decorative treatment.

## EXTERIOR TRIM

**INTENT:** Exterior trim provides proportion to the building exterior and another color element to the aesthetic of the building. Trim provides accents to doors and windows, highlights material changes and can be used as decoration on some architectural styles. Exterior trim should be designed as an integral part of the building aesthetic.

### DESIGN STANDARDS

- Exterior trim materials shall include:
  - Painted or stained wood
  - Cellular PVC
  - Smooth-face cement boards
  - Exterior medium density fiber board (MDF)
- Doors and windows shall be trimmed with a minimum of 2" brick mold or 1"x4" material.

### DESIGN GUIDELINES

- Exterior trim should not be used to link windows between the first and second floor.
- Exterior trim used to provide detailing shall be integrated into the elevation and help to convey the architectural style of the building.

## EXTERIOR LIGHTING

**INTENT:** Exterior lighting shall provide adequate light for safety and way finding without disrupting dark skies or causing undue glare or light pollution to neighboring properties.

### DESIGN STANDARDS

- All single-family homes shall provide an entry light fixture. Photocell and timers are encouraged.
- Alley loaded garages shall include shielded lighting at the rear of the building. Photocell and timers are encouraged.
- Exterior lights shall be shielded to avoid creating undue glare. Suitable fixtures shall include down light cans mounted in porch ceilings, wall down light cans with the light source fully concealed and low-level path and or landscape lighting.
- Flood lighting of any area is not permitted.

### DESIGN GUIDELINES

- The use of landscape lighting is encouraged.



Example of exterior down cast lighting for residential buildings



Example of modern path lighting

# COLOR

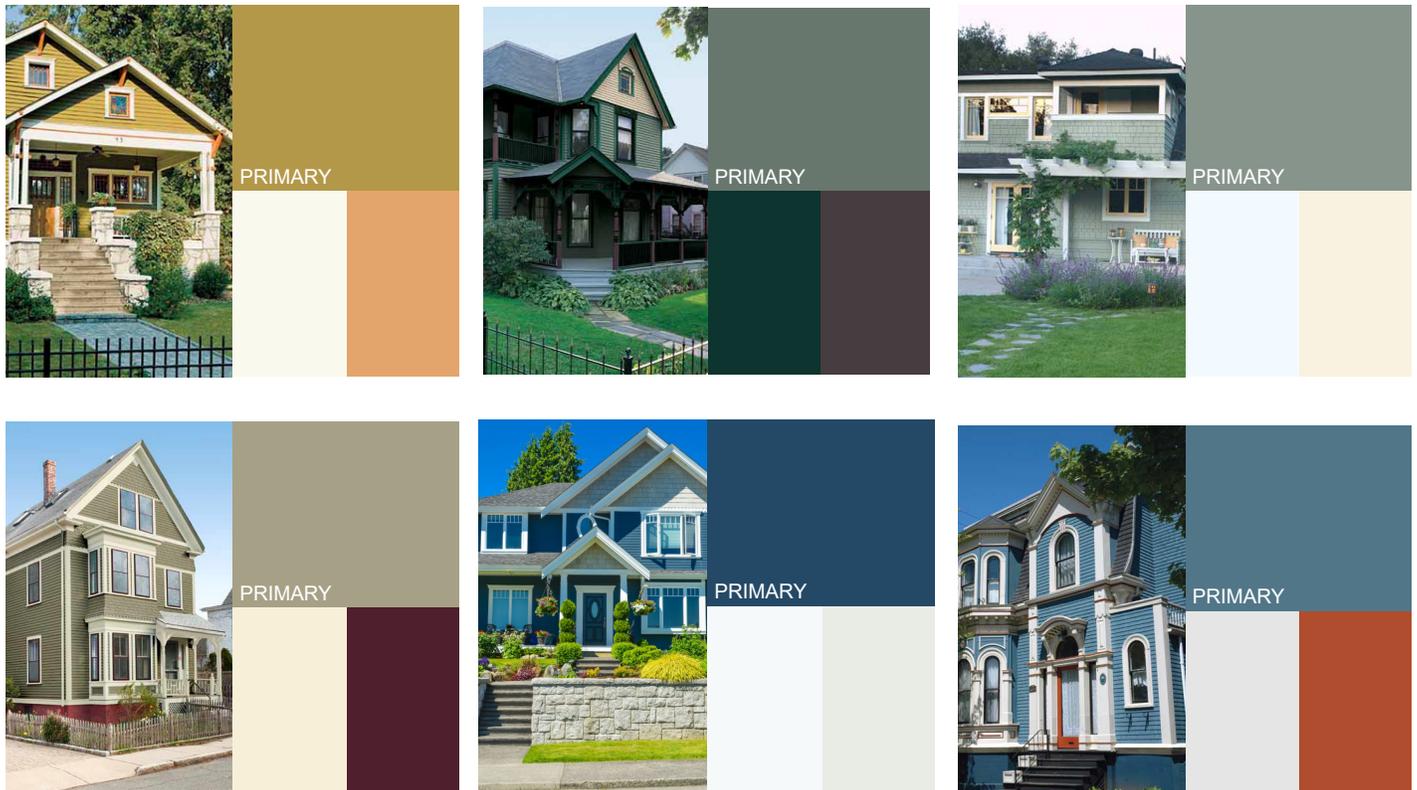
**INTENT:** Color selection and placement lends itself to the overall feel of architectural styles. The overall composition of the colors creates diversity throughout the neighborhood, while strengthening the architectural styles. Color preferences are often trendy and come in and out of style. Overlook strives to create a timeless neighborhood and so suggests a color palate that is a mix of current trends and historically accurate palettes for the individual architectural styles desired. This section is primarily Design Guidelines accompanied by suggested color schemes.

## DESIGN STANDARDS

- Significant color scheme variation shall be utilized. The same color scheme shall not be used more than twice on any block.
- Buildings shall express three main colors: roof, primary exterior wall and exterior trim.
- Accent colors on exterior door, porch trim or shutters may be used to create individuality.

## DESIGN GUIDELINES

- Vertical color changes should occur at an inside corner. Horizontal color changes should occur at massing articulations, a change in material or a significant trim band.
- Wall and roof colors should be coordinated and provide a cohesive overall look.
- Roof colors should be limited to warm grays and earth tones. Bright, primary colors are discouraged.
- A fourth color in a color scheme can be used as an accent to provide greater visual interest but should be limited to accent locations.



Single-family building color palette examples

## RESIDENTIAL FENCES AND WALLS

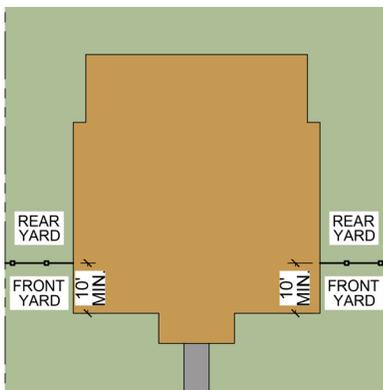
**INTENT:** Fences and walls play an important role in providing public and private space, both from the street and from adjacent uses. Generally low fences are appropriate in front yards, while higher fences are appropriate in side and rear yards.

### DESIGN STANDARDS

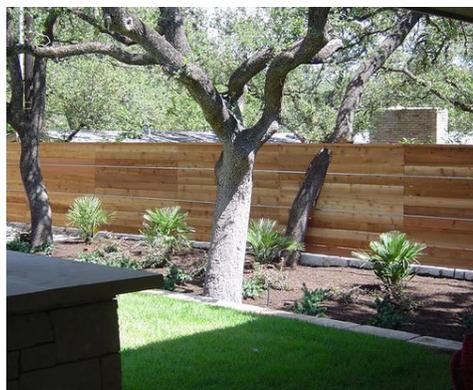
- Fences and walls shall meet all of the regulations contained in the City of Aurora Unified Development Ordinance section 146-4.7.9, as well as these guidelines. When there is conflict between the two, the standards and guidelines in this document shall control.
- Front yard fences and walls shall not exceed 36" in height.
- Fences and walls along the front 50% of the lot are also not permitted to exceed 36" in height.
- Rear yard fences or walls shall be a maximum of 6' in height
- Front and rear yard fences may be open or closed design.
- Fences dividing the front and rear yards may not occur closer to the street than 10' behind the primary face of the building.
- Front and rear yard fences shall be made of the following materials:
  - Painted or stained/sealed wood pickets
  - Masonry walls faced with brick or stone
  - Steel/iron fence
- Gates shall be made of stained or painted wood or metal.
- Vinyl, chain link and split rail fencing is not permitted.
- Fences for all residential units siding arterial streets shall have a consistent design and shall be coordinated by the home builder.

### DESIGN GUIDELINES

- Walls and fences should be constructed of compatible materials with the principal structure.
- Walls should be constructed of brick or stone.



Fence setback 10' from primary front face of building



An example of residential fencing with variations in wood color that creates interest



Metal fencing suitable for pets

# LANDSCAPE STANDARDS

This information should be moved to Tab 11.

Moved

**INTENT:** The landscape should be a consistently high-quality, sustainable landscape. Xeriscape principles and in particular water conservation should be utilized as much as possible.

## DESIGN STANDARDS

- All planting shall conform to the City of Aurora’s Landscape Ordinance unless addressed in the standards below.
- All plantings shall conform to the City of Aurora Xeriscape design standards.
- Planting elements shall be installed as follows:

Sod is not permitted in the front yards of single family homes.

Please refer to the UDO standards for front yard requirements. These should be met at a minimum and then additional conditions can be imposed.

Table 5: Single-Family Residential Landscape Standards

| AREA                   | MAX. TURF AREA (SF)         | TREES      | MINIMUM COVERAGE | SHRUBS MINIMUM # OF SPECIES | PERENNIAL/ GRASSES MINIMUM TYPES | MULCH  | MAX HARDSCAPE |
|------------------------|-----------------------------|------------|------------------|-----------------------------|----------------------------------|--|---------------|
| Front Yard             | 35% sod/turf                | 1 per unit | 90%              | 2                           | 2                                | Organic: Planting beds shall be 100% covered by a min. 3" mulch<br>Inorganic: Max. 50% outside of turf/planting beds areas | 20% max.      |
| Side Yard (Corner Lot) | Native seeding is preferred | 1 per lot  | 90%              | 2                           | 2                                |  |               |
| Rear Yard              |                             | 1 per unit | N/A              | N/A                         | N/A                              |  |               |

City Council passed an ordinance in September of 2022 prohibiting the installation of turf for non-functional purposes and this includes front yards, as well as curbside landscape areas

## PLANT MATERIAL REQUIREMENTS

**INTENT:** All proposed landscapes should use native or xeric plant species as much as possible. Every residential lot should have sufficient landscape to create a quality landscape.

### DESIGN GUIDELINES

- Front yards should clearly delineate individual residences

### DESIGN STANDARDS

- No less than 75% of the plant materials used shall be selected from the low water use zone found in the City of Aurora Plant List, the City of Aurora Recommended Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved xeriscape plant material references.
- Planting beds shall be a minimum of 6’ wide.
- Plant materials shall be installed at the minimum sizes per the table below:

Table 6: Single-Family Residential Plant Material Size Standards

| TYPE                               | SIZE         |
|------------------------------------|--------------|
| Deciduous Shade Tree               | 2.5" caliper |
| Ornamental Tree (Single Stem)      | 2" caliper   |
| Ornamental Tree (Clump/Multi-Stem) | 6" clump     |
| Evergreen Tree                     | 6' tall      |
| Shrubs                             | 5 gallon     |
| Groundcovers                       | 4" pots      |
| Ornamental Grasses                 | 1 gallon     |

Noted

## DESIGN QUALITY

**INTENT:** Landscape design quality should consider horizontal and vertical layering, seasonal interest and texture. Design should contribute to the overall feel and experience of all outdoor spaces.

### DESIGN STANDARDS

- In order to define space and add character, planting plans should consider vertical and horizontal layering of overhead, eye-level and ground plane (trees, shrubs, grasses and perennials).
- In order to create interest throughout the year, planting schemes should consider seasonal changes in foliage, color and texture.



Planting that uses seasonal interest and varying heights to create interest

## IRRIGATION

**INTENT:** Use of high efficiency equipment and monitoring technology to significantly reduce water use and water loss, while providing plants sufficient moisture to keep the landscapes healthy.

### DESIGN STANDARDS

- Permanent, automatic irrigation systems are required for all planting areas, including raised planter areas and containers.
- All irrigation systems shall be designed to minimize water use. Use of high efficiency, fully adjustable heads are preferred. Drip irrigation shall be used to the maximum extent possible.
- Irrigation systems shall be zoned to appropriately water different hydrozones to conserve water.
- Irrigation systems shall include a rain sensor.
- All irrigation systems shall include one of the following system controls:
  - Evapotranspiration (ET) controllers that allow flexible programming to adjust watering schedules to the historical needs of plant types.
  - Evapotranspiration (ET) device featuring a data connection 'real time' weather data.

## OTHER RESIDENTIAL CONSIDERATIONS

**INTENT:** This section is used to discuss items that are covered within these Design Guidelines but that may not fit into one of the specific categories already defined.

### DESIGN STANDARDS

- Trash receptacles, if placed outside, shall be located at the rear of the lot behind a fence enclosure that screens them from view of the alley. The enclosure shall match the design of the other fences on the property and be a minimum of 12" taller than the trash receptacles.
- Vertical curbs are permitted where the entire block is alley loaded.
- Play structures, hot tubs, etc. shall be placed on the rear of the lot to minimize their visibility from the street.



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PUBLIC IMPROVEMENTS PLAN

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**Redland**  
WHERE GREAT PLACES BEGIN

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# Public Improvement Plan Overlook at Kings Point South

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April 4, 2023  
Project No. 21014.001

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## Introduction

This Public Improvement Plan Report presents the results of a study to determine the improvements required to the public systems by the proposed Overlook at Kings Point South development. The Report establishes improvements to streets, drainage and utilities necessary for each planning area within Overlook at Kings Point South. Phasing of the development is anticipated. Multiple phases may or may not be constructed simultaneously. This Report will be used for master planning purposes and should be updated as necessary during the Site Plan review process. The project is subject to and will be served by a Metropolitan District.

This note was added to introduction of this Report.

Add the following note:  
A looped water supply, two separate and approved points of access to the overall development and each individual phase of development.

### Site Location

The Overlook at Kings Point South development is located in the Northwest Quarter of Section 2, Township 6 South, Range 66 West of the 6th Principal Meridian, City of Aurora, within Douglas County, Colorado. The Site consists of approximately 123 acres of undeveloped land in the southeast corner of Aurora city limits. The boundary of Arapahoe County is located at the northern edge of the Site. The development is bounded by the future continuation of Aurora Parkway to the north, existing residential developments to the east (Travois Filings One and Two), Smith's Subdivision to the south, and a future residential development (Kings Point South) to the west.

### Site Description

The Overlook at Kings Point South development is approximately 123 acres and is currently undeveloped. The area consists of mostly native grasses and trees. At full build-out, the Overlook at Kings Point South development is expected to include approximately 280 single-family residential homes.

### Planning Areas

The Overlook at Kings Point South project is proposed to be a master planned residential development. The Site is proposed to be split into ten (10) Planning Areas. Five (5) planning areas will be developed as residential uses, and five (5) planning areas are anticipated to be parks, open space or drainage facilities. Planning Area 1 generally includes the northwest quarter of the site, Planning Area 2 generally includes the northeast quadrant of the site, Planning Area 3 generally includes the south-central quadrant of the site, Planning Area 4 includes a portion of the east portion of the Site, Planning Area 5 includes the southwest quadrant of the site, and Planning Areas 6 thru 10 include open space/park and drainage tracts throughout the site. The majority of Planning Area 3 is currently under review by the City for annexation.

Neighborhood based parks and open space shall be dedicated at time of recording of first adjacent subdivision plat and shall be constructed in accordance with triggers identified in Form J.

The triggers for construction of parks and open space may be adjusted during subsequent PIP submittals.

## Final Buildout Public Improvements

### Water Distribution System

The Site will require significant offsite water infrastructure. Two connections to existing water mains (Zone 8a) in S. Quatar Ct. in the Heritage Eagle Bend development and a connection to a proposed 16" water main (Zone 7) in Aurora Parkway must be coordinated with the Kings Point North (Prairie Point) development to provide service to the Overlook at Kings Point South development.

Per the King's Point North (Prairie Point) Public Improvement Plan and Master Utility Plan, the proposed 16" water line in Aurora Parkway must be extended from Parker Road to the existing 16" main located just east of S. Quemoy Way.

A parallel 8" water line in E. Aurora Parkway will be necessary to loop the Zone 8 distribution system for the site. Approximately 700' of 8" main from the Overlook at Kings Point access on Aurora Parkway to Kings Point North's (Prairie Point) first access point northeast will need to be installed to provide sufficient looping.

Overlook at Kings Point South will also require an 8" water main connection to the adjacent development (Vistas at Kings Point) to the west for Planning Area 5. This 8" main will be extended by the adjacent land owner through their site to the 16" main in Aurora Parkway with their development. The connection location will be coordinated with the adjacent developer during future design phases of their development.

Overlook will be reliant on Kings Point North and Vistas at Kings Point being developed in order to provide the necessary water service for the planning areas. Description for the water infrastructure required to provide looped water for each planning area was added to this section of the narrative.

### Sanitary Sewer System

The Site will require significant offsite sanitary sewer infrastructure. The eastern portion of the Site will be served by two 8" sanitary sewer mains that will be constructed by the Kings Point North (Prairie Point) development. Both 8" sanitary mains will be served by a 10" sanitary sewer main that will be constructed by future phases of Kings Point North (Prairie Point). The 10" sanitary sewer to be constructed by Kings Point North (Prairie Point) will connect to the existing 8" ECCV sanitary sewer approximately 1-mile north of the Overlook at Kings Point South site.

The 10" sewer main will need to be constructed through Planning Areas PA-13, PA-20, PA-21, PA-25, PA-26 and PA-33 of Kings Point North (Prairie Point) to provide service to the Overlook at Kings Point South development.

Question: Will the water infrastructure in both Kings Point North (Prairie Point) and The Vistas at Kings Point South be complete and capable of providing looped water to The Overlook at Kings Point South?

# Redland

WHERE GREAT PLACES BEGIN  
Public Improvement Plan

An 8" sewer main will also be installed from North (Prairie Point) to provide service at Kings Point South development.

Overlook at Kings Point South development (Vistas at Kings Point) will be coordinated with the adjacent development.

Text has been added as requested and per the revised TIS

Aurora Parkway would still be required prior to the development of any planning area. This is identified on the exhibits, but please include it here as well. Is the full length from Kings Point Drive to Heritage Eagle Bend being required per the master plan? Identify the limits.

A discussion of the limits of E. Aurora Parkway was added to this section.

April 2023

Planning Area 32 of Planning Areas 2 and 4 of

It was provided as a separate document. A copy is also included with this submittal for reference.

sewer connection to the adjacent Planning Area 5. This will be made.

Where was this cost sharing agreement provided?

include Overlook per TIS

Street improvements required for the development include E. Aurora Parkway and connecting local streets from the adjacent future developments to the north and west.

The discussion about Pine Drive was added to this section and is consistent with the TIS

E. Aurora Parkway will be the primary access for the development. Per the Overlook at Kings Point Traffic Impact Study (TIS) prepared by Fox Tuttle, dated February 24, 2023, E. Aurora Parkway is planned to be a 4-lane Major Arterial at full buildout. E. Aurora Parkway will be designed by the four developments adjacent to it between E-470 and Quemoy Way. Approval and timing of E. Aurora Parkway are not known for certain at this time; however, the improvements may be completed approximately in 2025. A cost sharing agreement between the 4 property owners has been executed and is included with the Master Plan submittal for reference.

update text consistent with TIS

Per the TIS prepared for the project, Pine Drive extension is not being proposed to be constructed. All other streets located within the boundaries of the Overlook at Kings Point South development are anticipated to be Type 1 local streets. Therefore, no additional collector or arterial improvements are anticipated to be necessary for the development. Any local street alignments shown in the PIP exhibits are conceptual and subject to change.

## Traffic Control System

The plan must clearly state and show how the two separate points of access will be established. They must demonstrate how this site intends on meeting this requirement. If access is reliant on adjacent site, the plan must identify the contingent requirements.

According to Section 2.4 of the Annexation Agreement for the project, the Developer will be responsible for advancing funds for a proportional share of signalization of perimeter streets and internal attributable to the project. No traffic signals are anticipated to be necessary to develop this project. Therefore, no proportional cost sharing is anticipated for this development.

A discussion about how two separate access points will be provided as well as the offsite contingent requirements.

Please see the Traffic Impact Study for Overlook at Kings Point prepared by Fox Tuttle Transportation Group dated February 24, 2023 for additional information.

Landscape improvements located within right-of-way adjacent to private lots are to be installed upon final lot build-out once driveways and utilities are in place.

## Drainage Improvements

The Overlook at Kings Point South project will be required to provide detention and water quality for stormwater runoff generated from the site prior to discharging offsite. It is

This note was removed everywhere it occurred in this Report.

anticipated that there will be 4 full-spectrum detention ponds constructed with the site. Pond A and B are planned to be constructed within PA-6, Pond C will be within PA-7 and Pond D will be within PA-5. A regional detention pond (Kings Point 112) is anticipated to be constructed by others within a portion of PA-6 inline with Antelope Creek. The remaining portion of the regional detention pond is anticipated to be within the Kings Point North (Prairie Point)

The final location and design of each detention and water quality facility will be determined with the preparation of construction drawings.

Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.

Remove this note everywhere it occurs. If desired, it can be replaced with "Final location of street trees will be dependent upon the final location of the driveways, curb cuts and utilities."

### Public Art plan

The developer will be required to prepare and submit a final Public Art Plan for the project in accordance with City of Aurora requirements. Final artist selection, artwork, quantities, and location shall be determined with the Conceptual Site Plan. The Public Art Plan will be implemented with the development of the corresponding planning area for the final selection(s).

## Planning Area Specific Public Improvements

Per the City of Aurora requirements, public improvements for each Planning Area will be discussed.

### Planning Area 1

Planning Area 1 is approximately 20.69 acres and is located south of future E. Aurora Parkway and west of Antelope Creek. Planning Area 1 is planned to be developed as a residential development.

- **Water**

Planning Area 1 will require the offsite 8" water mains in S. Quartar Ct. to be extended through Planning Areas PA-30 and PA-32 of the Kings Point North (Prairie Point) development in order to provide service to the Overlook at Kings Point South development. Please refer to the Kings Point North Master Utility Report and Map approved on June 15, 2022 for further clarification regarding these offsite improvements.

Planning Area 1 will be served by the 8" water main (Zone 8a) located in Aurora Parkway and an 8" water main within the Kings Point North (Prairie Point) local streets to the north. The parallel 8" water main as shown on Exhibit 2 in Aurora Parkway will be installed by Overlook at Kings Point South. Planning Area 1 will require a second

connection to the proposed 8" water main located in a future local southern edge of PA-32 of the Kings Point North (Prairie Point) development.

Planning Area 1 will have 8" water main loops provided in local streets to meet the City's development criteria. The anticipated water line loops can be found on Sheet 2 of this report.

Discussion about providing two separate access points to Planning Area 1 was added to this section. Access to the project will be via the extension of Aurora Parkway which is completely located within the City of Aurora limits.

- **Sanitary**

Sanitary sewer for Planning Area 1 will be served by connecting to the proposed 8" sanitary sewer main located in E. Aurora Parkway as shown in the Kings Point North Master Utility Report and Map approved on June 15, 2022. This connection will be made at the northwestern entrance of Planning Area 1.

Planning Area 1 will be served by 8" sanitary sewer loops required to meet development plans. Details are on Sheet 2 of this report.

The required two points of access must meet all Fire Life Safety requirements such as "remoteness", as identified in the 2015 IFC Appendix D. Also, the access points need to be through the City of Aurora's jurisdiction. For example, E Aurora Pkwy from S Parker Rd as the primary point of access with the secondary access from E Aurora Pkwy from S Ireland Way. Additional details for the overall site and each individual planning area shall be provided to demonstrate how you intend to meet minimum access and water requirements for the overall site.

- **Street System**

To support access to Planning Area 1, E. Aurora Parkway must be improved as shown on Sheet 1. The future site design of Planning Area 1 will include internal connections for both vehicular and pedestrian systems. All streets within Planning Area 1 will be Type 1 Local Streets. Two means of access will be provided to E. Aurora Parkway or to Prairie Point, which will be located just north of Planning Area 2.

Removed as requested

~~Landscape improvements located within rights-of-way adjacent to private lots are to be installed upon final lot build-out once driveways and utilities are in place.~~

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 1.

- **Drainage Improvements**

One full-spectrum detention pond located within Planning Area 6 just east of Planning Area 1 will be constructed to provide stormwater detention and water quality for Planning Area 1. The final location and design of the detention and water quality facility will be determined with preparation of construction drawings. Stormwater will be collected by inlets in the local streets and conveyed via storm sewer to the full-spectrum detention pond serving Planning Area 1.

Removed as requested

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

## Planning Area 2

Planning Area 2 is approximately 13.89 acres and is located south of future E. Aurora Parkway and east of Antelope Creek. Planning Area 1 is planned to be developed as a residential development.

- **Water**

Planning Area 2 will require the offsite 8" water mains in S. Quartar Ct. to be extended through Planning Areas PA-30 and PA-32 of the Kings Point North (Prairie Point) development in order to provide service to the Overlook at Kings Point South development. Please refer to the Kings Point North Master Utility Report and Map approved on June 15, 2022 for further clarification regarding these offsite improvements.

Planning Area 2 will be served by the 8" water main (Zone 8a) located in Aurora Parkway and an 8" water main within the Kings Point North (Prairie Point) local streets to the north. The parallel 8" water main as shown on Sheet 1 and 2 in Aurora Parkway will be installed by Overlook at Kings Point South. Planning Area 2 will require a second connection to the proposed 8" water main located in a future local street on the southern edge of PA-32 of the Kings Point North (Prairie Point) development.

Planning Area 2 will have 8" water main loops provided in local streets as required to meet the City's development criteria. The anticipated water line loops can be seen on Sheet 3 of this report.

- **Sanitary**

Sanitary sewer for Planning Area 2 will be served by connecting to the proposed 8" sanitary sewer main located in Kings Point North (Prairie Point) to the north as shown in the Kings Point North Master Utility Report and Map approved on June 15, 2022. This sanitary sewer will be tributary to Basin M of Kings Point North (Prairie Point) subdivision.

Planning Area 2 will be served by 8" sanitary sewer mains provided in local streets as required to meet development plans. The anticipated sanitary alignments can be seen on Sheet 3 of this report.

- **Street System**

To support access to Planning Area 1, E. Aurora Parkway must be improved as shown on Sheet 1. An additional local street connection to PA-32 of Kings Point North (Prairie Point) will also be necessary. The future site design of Planning Area 2 will include internal connections for both vehicular and pedestrian systems. All streets within Planning Area 2 will be Type 1 Local Streets. Two means of access will be provided to

Should this say  
Planning Area 2?

This was corrected to  
say Planning Area 2.

E. Aurora Parkway or to Prairie Point, which will be located just north of Planning Area 2.

~~Landscape improvements located within rights-of-way adjacent to private lots are to be installed upon final lot build-out once driveways and utilities are in place~~

Removed as requested

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 2.

Each Planning Area is now written as if it will be developed independently.

- **Drainage Improvements**

One full-spectrum detention pond located within Planning Area 6 just west of Planning Area 2 will be constructed to provide stormwater detention and water quality for Planning Area 2. The final location and design of the detention and water quality facility will be determined with preparation of construction drawings. Stormwater will be collected by inlets in the local streets and conveyed via storm sewer to a full-spectrum detention pond serving Planning Area 2.

~~Landscape improvements within drainage tracts are to be installed following completion of associated infrastructure construction.~~

In general, don't assume infrastructure will be provided by a different planning area. Identify the minimum required improvements for each planning area to develop independently. (typical all planning areas)

## Planning Area 3

Planning Area 3 is 30.21 acres and is located south of Planning Area 1, extending to the southern property boundary. Planning Area 3 is planned to be developed as a Residential development. Planning Area 9 will also be constructed concurrently with Planning Area 3.

- **Water**

Planning Area 3 will be served by the 8" water mains extended to the south side of Planning Area 1. There will be two connections between Planning Area 1 and Planning Area 3. It will also require the installation of 8" water mains in Planning Areas 1 and 2.

Planning Area 3 will have 8" water main loops provided in local streets as required to meet development plans. The water line loops can be seen on Sheet 4 of this report.

- **Sanitary**

Planning Area 3 will be served by the 8" sanitary sewer mains at the south end of Planning Area 1. There are anticipated to be three connections between Planning Area 1 and Planning Area 3.

Planning Area 3 will have 8" sanitary sewer main provided in local streets as required to meet development plans. The sanitary mains can be seen on Sheet 4 of this report.

Don't assume that planning area 1 will provide the connection. Identify the required roads to connect out to Aurora Parkway.

April 2022

Each Planning Area is now written as if it will be developed independently.

- **Street System**

Access for Planning Area 3 will be provided by connecting to the proposed local street constructed with Planning Area 1. These local streets ultimately connect to the future E. Aurora Parkway located on the northern boundary of the site. The future site design of Planning Area 3 will include internal connections for both vehicular and pedestrian systems.

Include Aurora Parkway as a requirement for PA-3.

~~Landscape improvements located within rights-of-way adjacent to private lots are to be installed upon final lot build-out once driveways and utilities are in place.~~

Removed as requested

E. Aurora Parkway was now add to each Planning Area as a required street.

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 3.

- **Drainage Improvements**

Detention and water quality will be provided by the full-spectrum detention pond constructed within Planning Area 6. This pond will also be utilized by Planning Area 1. The final location and design of this detention and water quality facility will be determined with preparation of construction drawings. Stormwater will be collected by inlets in the local streets and conveyed via storm sewer to the full-spectrum detention pond serving Planning Area 3.

~~Landscape improvements within drainage tracts are to be installed following completion of associated infrastructure construction.~~

Removed as requested

S. Quatar ct. is now stated to be within the Heritage Eagle Bend development and is shown on the attached overall exhibit (Sheet 1 of 7)

## Planning Area 4

Planning Area 4 is approximately 3.55 acres and is located south of Planning Area 2 and east of Antelope Creek. Planning Area 4 is planned to be developed as a residential development.

- **Water**

Planning Area 4 will require the offsite 8" water mains in S. Quatar Ct. to be extended through Planning Areas PA-30 and PA-32 of the Kings Point North (Prairie Point) development in order to provide service to the Overlook at Kings Point development. Please refer to the Kings Point North Master Utility Report and Map approved on June 15, 2022 for further clarification regarding these offsite improvements. It will also require the installation of 8" water mains in Planning Areas 1 - 3.

Where is S. Quatar Ct?

Planning Area 4 will have 8" water main loops provided in local streets as required to meet the City's development criteria. The anticipated water line loops can be seen on Sheet 5 of this report.

- **Sanitary**

Sanitary sewer for Planning Area 4 will be served by connecting to the proposed 8" sanitary sewer main constructed with Planning Area 2. The sanitary mains within Planning Area 2 ultimately connect to the proposed mains installed within PA-32 of Kings Point North per the Master Utility Report and Map approved on June 15, 2022.

Planning Area 4 will be served by 8" sanitary sewer mains provided in local streets as required to meet development plans. The anticipated sanitary alignments can be seen on Sheet 5 of this report.

- **Street System**

Include Aurora Parkway as a requirement for PA-4.

Access for Planning Area 4 will be provided by connecting to the proposed local streets constructed with Planning Area 2. These local streets ultimately connect to the future E. Aurora Parkway or PA-32 local streets to be constructed with Kings Point North (Prairie Point). The future site design of Planning Area 4 will include internal connections for both vehicular and pedestrian systems.

~~Landscape improvements located within rights-of-way adjacent to private lot be installed upon final lot build-out once driveways and utilities are in place.~~

E. Aurora Parkway was now add to each Planning Area as a required street.

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 4.

- **Drainage Improvements**

One full-spectrum detention pond located within Planning Area 7 just east of Planning Area 4 will be constructed to provide stormwater detention and water quality for Planning Area 4. The final location and design of the detention and water quality facility will be determined with preparation of construction drawings. Stormwater will be collected by inlets in the local streets and conveyed via storm sewer to the full-spectrum detention pond serving Planning Area 4.

Removed as requested

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

## Planning Area 5

Planning Area 5 is 16.31 acres and is located west of Planning Area 3, extending to the western property boundary. Planning Area 5 is planned to be developed as a Residential development.

- **Water**

Planning Area 5 will be served by connecting to the 8" water main installed near the southwestern boundary of Planning Area 3, as well as, a second connection at the western entrance of the site to the Vistas at Kings Point project. This connection will be coordinated with the adjacent developer to determine the location of the connection. It is anticipated to be at the southern entrance of Vistas at Kings Point and Overlook at Kings Point, or will be coordinated to connect into the 16" water main in E. Aurora Parkway. A water main extension through the Vistas at Kings Point project from the southwestern boundary of Overlook at Kings Point South to E. Aurora Parkway will be necessary to provide adequate looping. It will also require the installation of 8" water mains in Planning Areas 1 – 3.

Planning Area 5 will have 8" water main loops provided in local streets as required to meet development plans. The water line loops can be seen in Sheet 6 of this report.

- **Sanitary**

Planning Area 5 will be served by a connection at the western entrance of site to the future Vistas at Kings Point project. This connection will be coordinated with the adjacent developer during the construction plan phase to determine the exact location of the connection. It is anticipated to be near the southern entrance of Vistas at Kings Point with Overlook at Kings Point or will be coordinated to connect into the 8" sanitary sewer main in E. Aurora Parkway.

Planning Area 5 will have 8" sanitary sewer main provided in local streets as required to meet development plans. The sanitary sewer mains can be seen on Sheet 6 of this report.

- **Street System**

Access for Planning Area 5 will be provided by connecting to the proposed local streets constructed with Planning Area 1 and 3. These local streets ultimately connect to the future E. Aurora Parkway. A second connection will also be made to the proposed Vistas at Kings Point project near the southwestern boundary of the Overlook at Kings Point South site. The future site design of Planning Area 5 will include internal connections for both vehicular and pedestrian systems.

~~Landscape improvements located within rights-of-way adjacent to private lot to be installed upon final lot build-out once driveways and utilities are in place.~~

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 5.

Question: Will this connection through The Vistas at KPS be constructed as a 2nd emergency access to The Overlook at KPS.

This was discussed more clearly in the narrative to explain that the connection through the Vistas at Kings Point will provide the second emergency access point to Planning Area 5.

This sentence was corrected

Include Aurora Parkway as a requirement for PA-5.

E. Aurora Parkway was now add to each Planning Area as a required street.

Removed as requested

- **Drainage Improvements**

A full-spectrum detention pond will be provided at the northwest corner of Planning Area 5. This pond will be sized to serve Planning Areas 5 and Planning Area 10. The final location and design of this pond be determined with preparation of construction drawings. Stormwater will be collected by inlets in the local streets and conveyed via storm sewer to the full-spectrum detention pond serving Planning Area 5.

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

Removed as requested

## Planning Area 6

Planning Area 6 is approximately 9.76 acres and is located south of future E. Aurora Parkway. Planning Area 6 primarily consists of Antelope Creek, two full-spectrum detention ponds and a portion of the future Regional Kings Point Detention Pond 112 to be constructed by others. See Sheet 7 for further information.

- **Water**

Besides irrigation, domestic water service will not be needed for Planning Area 6. Irrigation service can be provided by Planning Areas 1 or 2. Please refer to descriptions above for Planning Areas 1 and 2 for further information on water service.

- **Sanitary**

Planning Area 6 does not include any improvements that will require sanitary service.

- **Street System**

Planning Area 6 does not include street improvements as it is primarily open space, drainage improvements and/or parks

~~Landscape improvements located within Planning Area 6 are to be installed with the construction of the storm drainage and detention improvements proposed within Planning Area 6.~~

Removed as requested

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 6.

- **Drainage Improvements**

Two full-spectrum detention ponds are located within Planning Area 6. One pond serves Planning Areas 1 and 3, and the other pond serves Planning Areas 2 and 4.

The final location and design of the detention and water quality facility will be determined with preparation of construction drawings.

A portion of the Regional Kings Point Detention Pond 112 is also within Planning Area 6 and will be constructed by others. The remaining portion of the regional pond is anticipated to be within Kings Point North (Prairie Point).

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

Removed as requested

## Planning Area 7

Planning Area 7 is approximately 15.26 acres and is located between Planning Areas 3 and 4. Planning Area 7 primarily consists of Antelope Creek, open space, and a full-spectrum detention pond. See Sheet 7 for further information.

- **Water**

Besides irrigation, domestic water service will not be needed for Planning Area 7. Irrigation service can be provided by Planning Areas 3 or 4. Please refer to descriptions above for Planning Areas 3 and 4 for further information on water service.

- **Sanitary**

Planning Area 7 does not include any improvements that will require sanitary service.

- **Street System**

Planning Area 7 does not include street improvements as it is primarily open space, drainage improvements and/or parks

~~Landscape improvements located within Planning Area 7 are to be installed with the construction of the storm drainage and detention improvements proposed within Planning Area 7.~~

Removed as requested

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 7.

- **Drainage Improvements**

One full-spectrum detention pond is located within Planning Area 7 just south of Planning Area 4. The final location and design of the detention and water quality facility will be determined with preparation of construction drawings.

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

← Removed as requested

## Planning Area 8

Planning Area 8 is approximately 6.53 acres and is located along the northern, western and southern sides of Planning Area 1. Planning Area 8 is planned to be developed as open space and park. See Sheet 7 for further information.

- **Water**

Besides irrigation, domestic water service will not be needed for Planning Area 8. Irrigation service will be provided by the mains installed with Planning Area 1. Please refer to descriptions above for Planning Area 1 for further information on water service.

- **Sanitary**

Planning Area 8 does not include any improvements that will require sanitary service.

- **Street System**

Planning Area 8 does not include street improvements as it is primarily open space, drainage improvements and/or parks

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 6.

- **Drainage Improvements**

Potential swales or storm sewer that will cross through Planning Area 8 may be necessary, but will not be finalized until the Preliminary Drainage Report phase of the project.

← Removed as requested

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

## Planning Area 9

Planning Area 9 is approximately 1.21 acres and is located west of Planning Area 3. Planning Area 9 is planned to be developed as open space. See Sheet 7 for further information.

- **Water**

Besides irrigation, domestic water service will not be needed for Planning Area 9. Irrigation service can be provided by Planning Area 3. Please refer to descriptions above for Planning Area 3 for further information on water service.

- **Sanitary**

Planning Area 9 does not include any improvements that will require sanitary service.

- **Street System**

Planning Area 9 does not include street improvements as it is primarily open space, drainage improvements and/or parks

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 6.

- **Drainage Improvements**

Potential swales or storm sewer that will cross through Planning Area 9 may be necessary, but will not be finalized until the Preliminary Drainage Report phase of the project.

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

Removed as requested

## Planning Area 10

Planning Area 10 is approximately 3.25 acres and is located along the northern and eastern sides of Planning Area 5. Planning Area 10 is planned to be developed as open space and/or park. See Sheet 7 for further information.

- **Water**

Besides irrigation, domestic water service will not be needed for Planning Area 10. Irrigation service can be provided by Planning Area 5. Please refer to descriptions above for Planning Area 5 for further information on water service.

- **Sanitary**

Planning Area 10 does not include any improvements that will require sanitary service.

- **Street System**

Planning Area 10 does not include street improvements as it is primarily open space, drainage improvements and/or parks

- **Traffic Control System**

No Traffic Signals are required to support Planning Area 10.

- **Drainage Improvements**

Potential swales or storm sewer that will cross through Planning Area 10 may be necessary, but will not be finalized until the Preliminary Drainage Report phase of the project.

~~Landscape improvements within drainage tracts are to be installed following the completion of associated infrastructure construction.~~

Removed as requested

## Appendix – Map (Sheets 1 – 7)

I:\2021\21014 - Overlook at Kings Point\CADD\Exhibits\21014 - Public Improvement Plan - 11x17.dwg tab: Layout1 Apr 03, 2023 - 12:56pm csalj

Overall requirement notes was added to notes section

- LEGEND**
- DEVELOPMENT BY OTHERS
  - OFFSITE ROADWAY IMPROVEMENTS
  - PROPOSED INFRASTRUCTURE PLANNING AREAS
  - REGIONAL DETENTION POND (BY OTHERS)
  - PROPOSED PARK OR OPEN SPACE
  - PROPOSED ERUV & WATER QUALITY POND
  - ZONE 8A OFFSITE WATERLINE (BY OTHERS)
  - ZONE 7 OFFSITE WATERLINE (BY OTHERS)
  - OFFSITE SANITARY SEWER (BY OTHERS)
  - SANITARY SEWER (BY OTHERS)
  - ZONE 8 WATERLINE
  - ZONE 7 WATERLINE
  - PROPOSED WATERLINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER

- NOTES**
1. OFFSITE ROADWAY IMPROVEMENTS FOR AURORA PARKWAY WILL BE CONSTRUCTED IN COORDINATION WITH THE FOUR ADJACENT PROPERTY OWNERS. KINGS POINT NORTH (PRAIRIE POINT) IS ANTICIPATED TO CONSTRUCT THE NORTHERN HALF OF AURORA PARKWAY. THE SOUTHERN HALF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AURORA PARKWAY COST SHARING AGREEMENT, DATED JUNE 28, 2022. THIS AGREEMENT OUTLINES THE PRORATED COST SHARING RESPONSIBILITIES FOR THE OVERLOOK AT KINGS POINT PROJECT AS IT RELATES TO THE SOUTHERN HALF OF AURORA PARKWAY FROM THE E-470 BRIDGE TO THE WESTERN BOUNDARY OF HERITAGE EAGLE BEND.
  2. LOCAL STREET ALIGNMENTS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE. ALL STREETS WITHIN OVERLOOK AT KINGS POINT ARE LOCAL STREETS EXCLUDING AURORA PARKWAY.
  3. THE CONSTRUCTION OF E. AURORA PARKWAY MUST BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATION OF OCCUPANCIES FOR ANY PLANNING AREAS.
  4. THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.

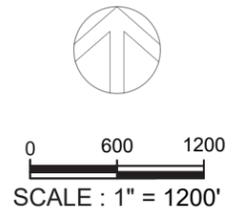
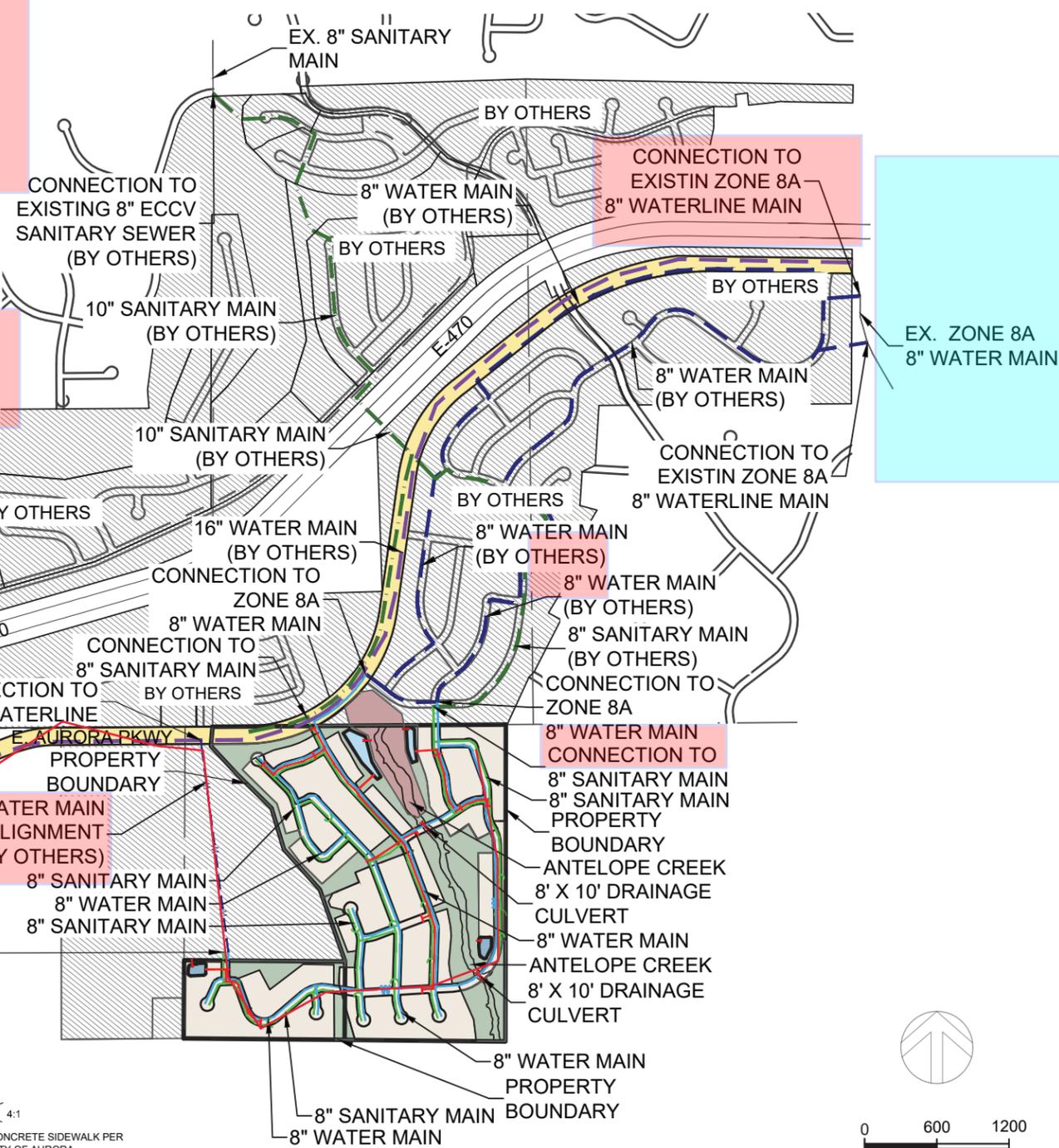
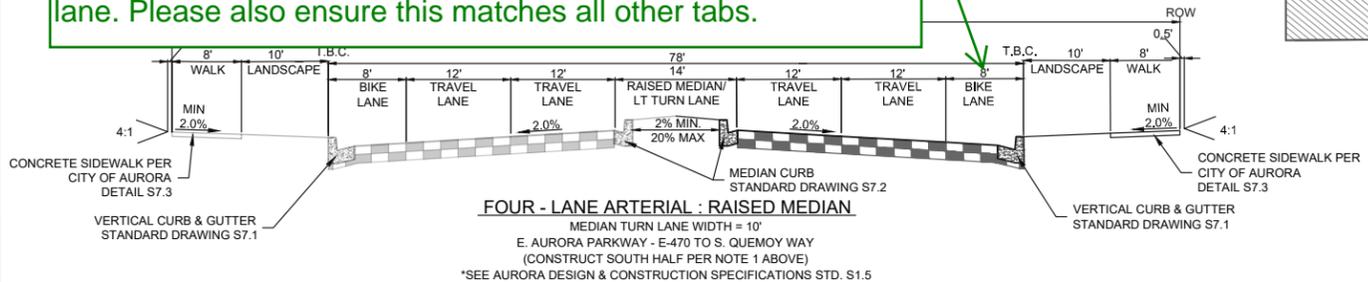
Overall Requirements: two points of paved emergency access, looped water supply and all off-site roadways necessary to provide the two distinct points of access to the overall site.

Offsite street improvements required in order to provide a second point of access shall be completed prior to the issuance of certification of occupancies for any planning areas.

This note was added to notes section

The section was updated to not have an on street bike lane.

Please remove the on-street bike lane from the section. Please provide a wider sidewalk/bike lane in lieu of the on-street bike lane. Please also ensure this matches all other tabs.



**PUBLIC IMPROVEMENT PLAN EXHIBIT**  
**OVERLOOK AT KINGS POINT SOUTH**  
**REGIONAL OFFSITE IMPROVEMENT & OVERALL PLAN**

DATE: 04-03-2023  
 PROJECT NO.: 21014

DRAWING NO:  
**1 OF 7**

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Access points for Overlook are now labeled on the plans.

Each Planning Area now has two water main connection to ensure a water loop through the Planning Area.

Label all Overlook access points to adjacent street network and on Aurora Parkway, TYP

Provide more information regarding the water infrastructure in Kings Point North (Prairie Point) with only one water main connection. Construction of The Overlook at Kings Point South is contingent on the capability of the mains in Prairie Point to provide water.

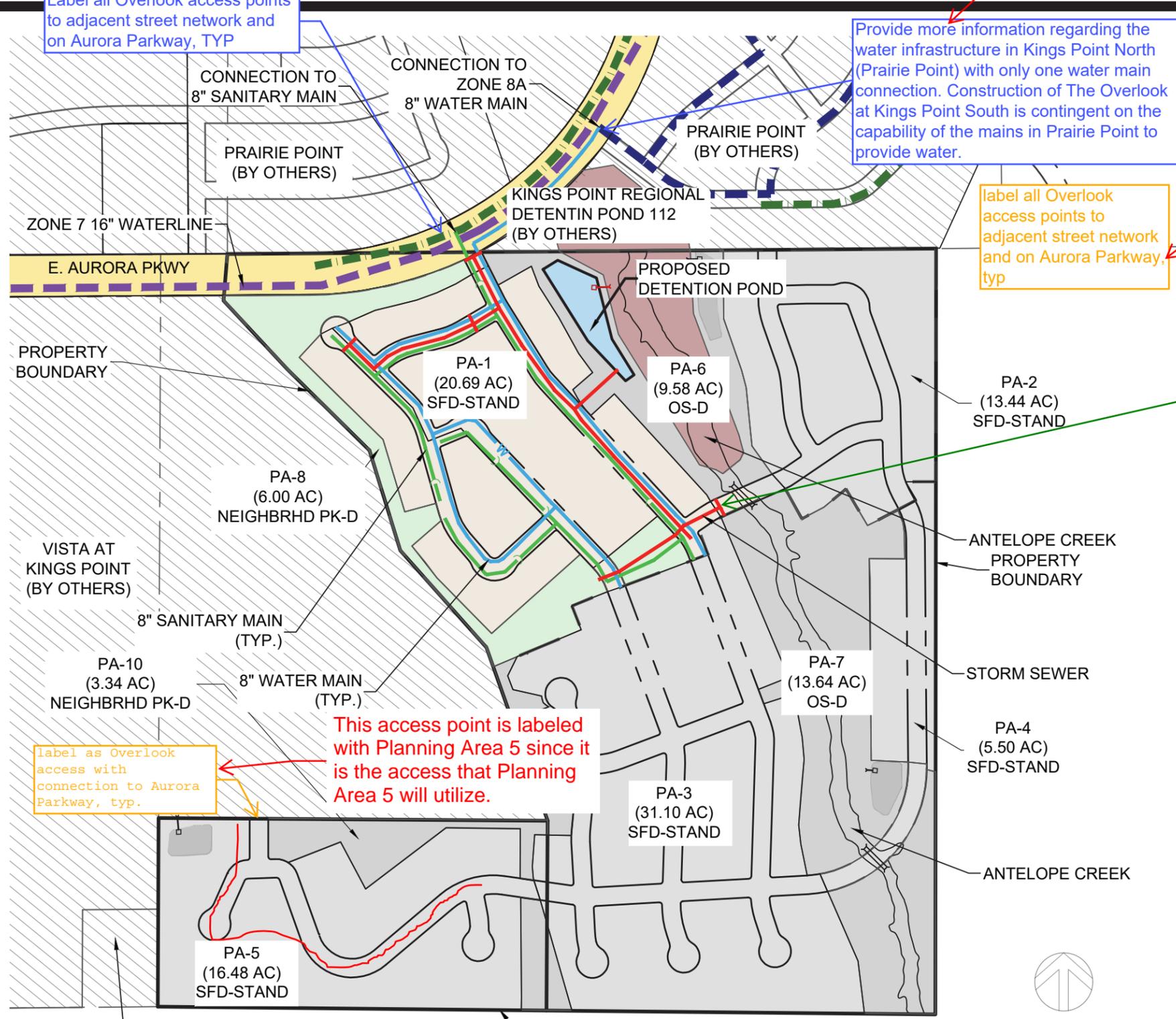
label all Overlook access points to adjacent street network and on Aurora Parkway, typ

**LEGEND**

- DEVELOPMENT BY OTHERS
- PARK & OPEN SPACE
- INFRA
- OFFSITE ROADWAY
- PROPOSED INFRASTRUCTURE
- PLANNING AREAS
- REGIONAL DETENTION POND (BY OTHERS)
- PROPOSED PARK OR OPEN SPACE
- PROPOSED EURV & WATER QUALITY POND

**NOTES**

1. OFFSITE ROADWAY/AURORA PARKWAY COORDINATION WITH PROPERTY OWNER (PRAIRIE POINT) IS REQUIRED TO CONSTRUCT THE NORTHERN HALF OF AURORA PARKWAY. THE SOUTHERN HALF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AURORA PARKWAY COST SHARING AGREEMENT, DATED JUNE 28, 2022. THIS AGREEMENT OUTLINES THE PRORATED COST SHARING RESPONSIBILITIES FOR THE OVERLOOK AT KINGS POINT PROJECT AS IT RELATES TO THE SOUTHERN HALF OF AURORA PARKWAY FROM THE E-470 BRIDGE TO THE WESTERN BOUNDARY OF HERITAGE EAGLE BEND.
2. LOCAL STREET ALIGNMENTS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE. ALL STREETS WITHIN OVERLOOK AT KINGS POINT ARE LOCAL STREETS EXCLUDING AURORA PARKWAY.
3. STORM SEWER LAYOUT IS APPROXIMATE FOR LOCAL STREETS AND WILL BE CONFIRMED WITH PDR.
4. THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.



The narrative mentions that the second point of access is being provided through Prairie Point, how is that going to be accommodated?

The second access point is now shown by a yellow hatch added to the plans.

label as Overlook access with connection to Aurora Parkway, typ.

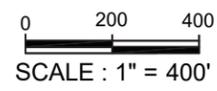
This access point is labeled with Planning Area 5 since it is the access that Planning Area 5 will utilize.

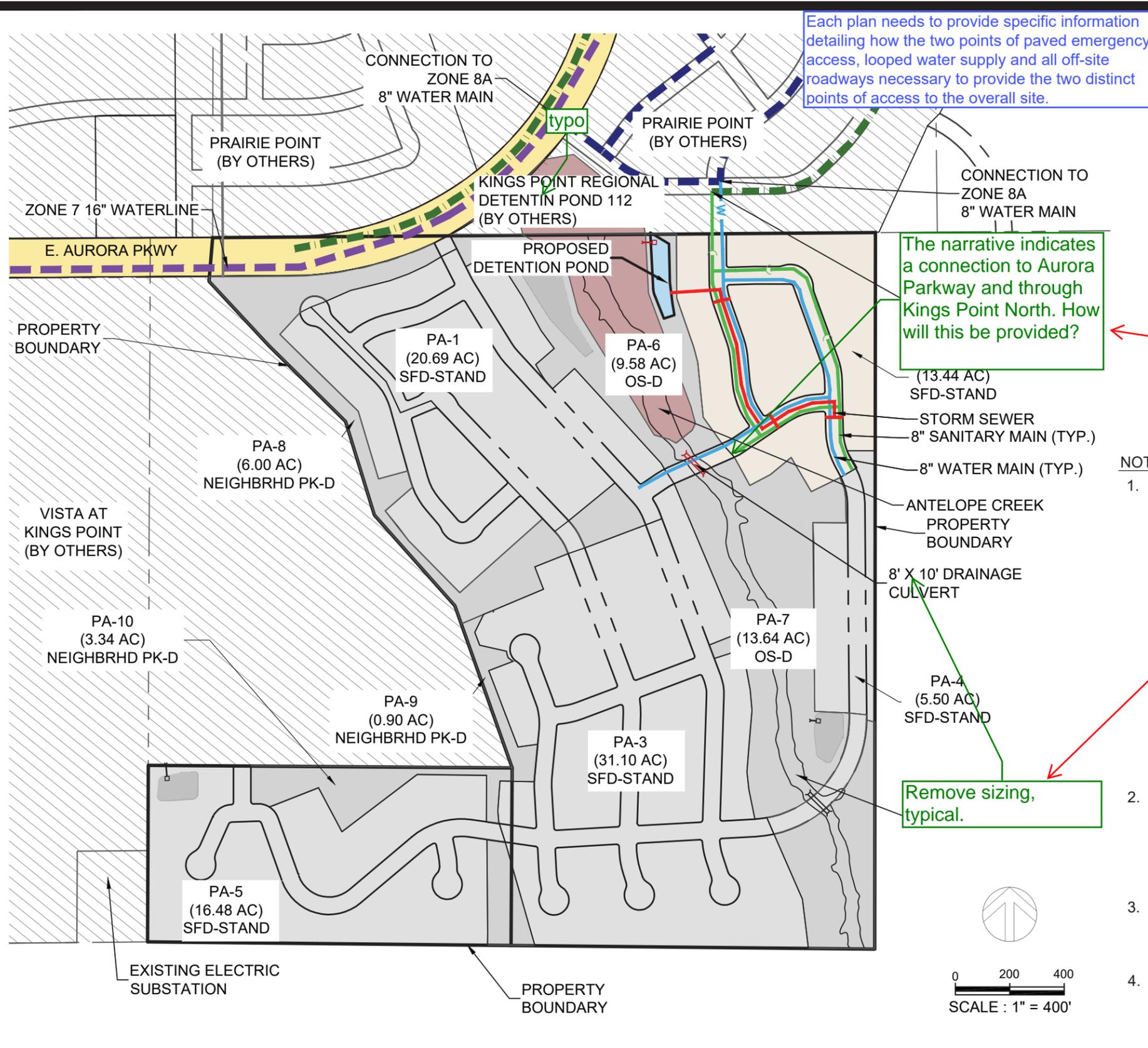


**PUBLIC IMPROVEMENT PLAN EXHIBIT  
OVERLOOK AT KINGS POINT SOUTH  
PLANNING AREAS 1 & 8**

PROJECT NO: 21014  
DATE: 04.03.2023

DRAWING NO:  
**2 OF 7**





Each plan needs to provide specific information detailing how the two points of paved emergency access, looped water supply and all off-site roadways necessary to provide the two distinct points of access to the overall site.

The narrative indicates a connection to Aurora Parkway and through Kings Point North. How will this be provided?

Remove sizing, typical.

**LEGEND**

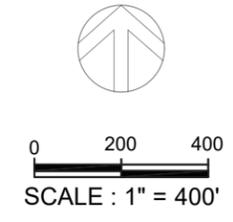
- DEV
- PAT
- INF
- OFFSITE ROADWAY IMPROVEMENTS
- PROPOSED INFRASTRUCTURE
- PLANNING AREAS
- REGIONAL DETENTION POND (BY OTHERS)
- PROPOSED PARK OR OPEN SPACE
- PROPOSED EURV & WATER QUALITY POND
- SANITARY SEWER
- ZONE 8 W.
- ZONE 7 W.
- PROPOSE
- PROPOSE
- PROPOSED STORM SEWER

Each plan now clearly shows the improvements needed to provide two access points and a water loop. This includes the offsite water and roads necessary.

The second access point is now shown by a yellow hatch added to the plans.

**NOTES**

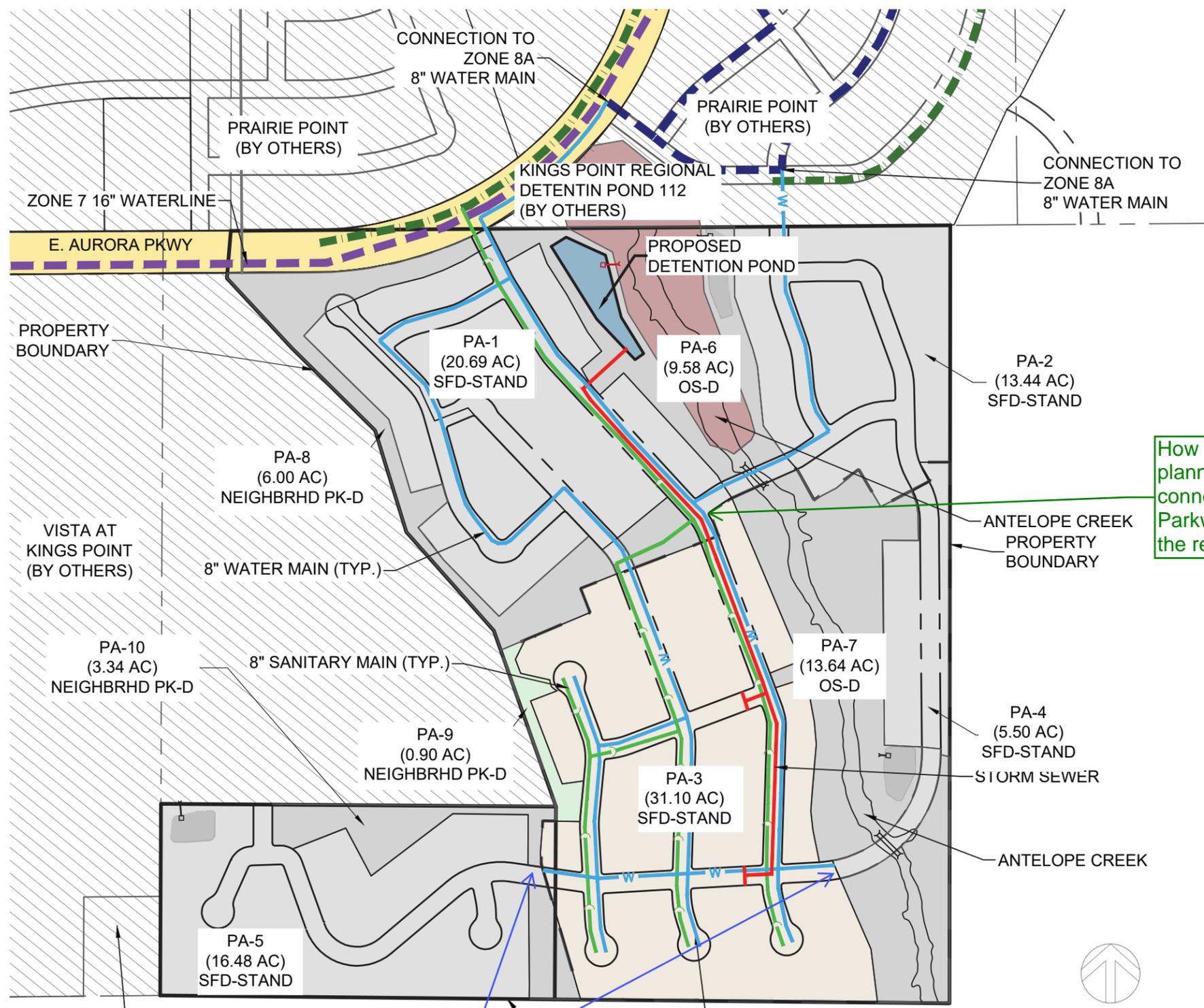
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4. THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.



**PUBLIC IMPROVEMENT PLAN EXHIBIT  
OVERLOOK AT KINGS POINT SOUTH  
PLANNING AREA 2**

DRAWING NO:  
**3 OF 7**

PROJECT NO: 21014  
DATE: 04.03.2023



**LEGEND**

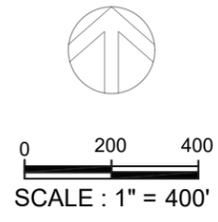
- DEVELOPMENT BY OTHERS
- PARK & OPEN SPACE
- INFRASTRUCTURE PLANNING AREAS
- OFFSITE ROADWAY IMPROVEMENTS
- PROPOSED INFRASTRUCTURE PLANNING AREAS
- REGIONAL DETENTION POND (BY OTHERS)
- PROPOSED PARK OR OPEN SPACE
- PROPOSED EURV & WATER QUALITY POND
- SANITARY SEWER
- ZONE 8 WATERLINE
- ZONE 7 WATERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

How will this planning area connect to Aurora Parkway? Identify the required roads.

ADWAY IMPROVEMENTS FOR PARKWAY WILL BE CONSTRUCTED IN CONNECTION WITH THE FOUR ADJACENT PROPERTY OWNERS. KINGS POINT NORTH (PRAIRIE POINT) IS ANTICIPATED TO CONSTRUCT THE NORTHERN HALF OF AURORA PARKWAY. THE SOUTHERN HALF OF AURORA PARKWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FOUR ADJACENT PROPERTY OWNERS. THIS ACROSS THE OVERLOOK AT KINGS POINT PROJECT AS IT RELATES TO THE SOUTHERN HALF OF AURORA PARKWAY FROM THE E-470 BRIDGE TO THE WESTERN BOUNDARY OF HERITAGE EAGLE BEND.

The access points and the roads required for them are now shown by a yellow hatch added to the plans.

2. LOCAL STREET ALIGNMENTS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE. ALL STREETS WITHIN OVERLOOK AT KINGS POINT ARE LOCAL STREETS EXCLUDING AURORA PARKWAY.
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Provide information that details how these lines will not be a dead end water lines and show interconnection to other water mains.

The plans now show how water will loop through the Planning Areas and not dead end.

**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

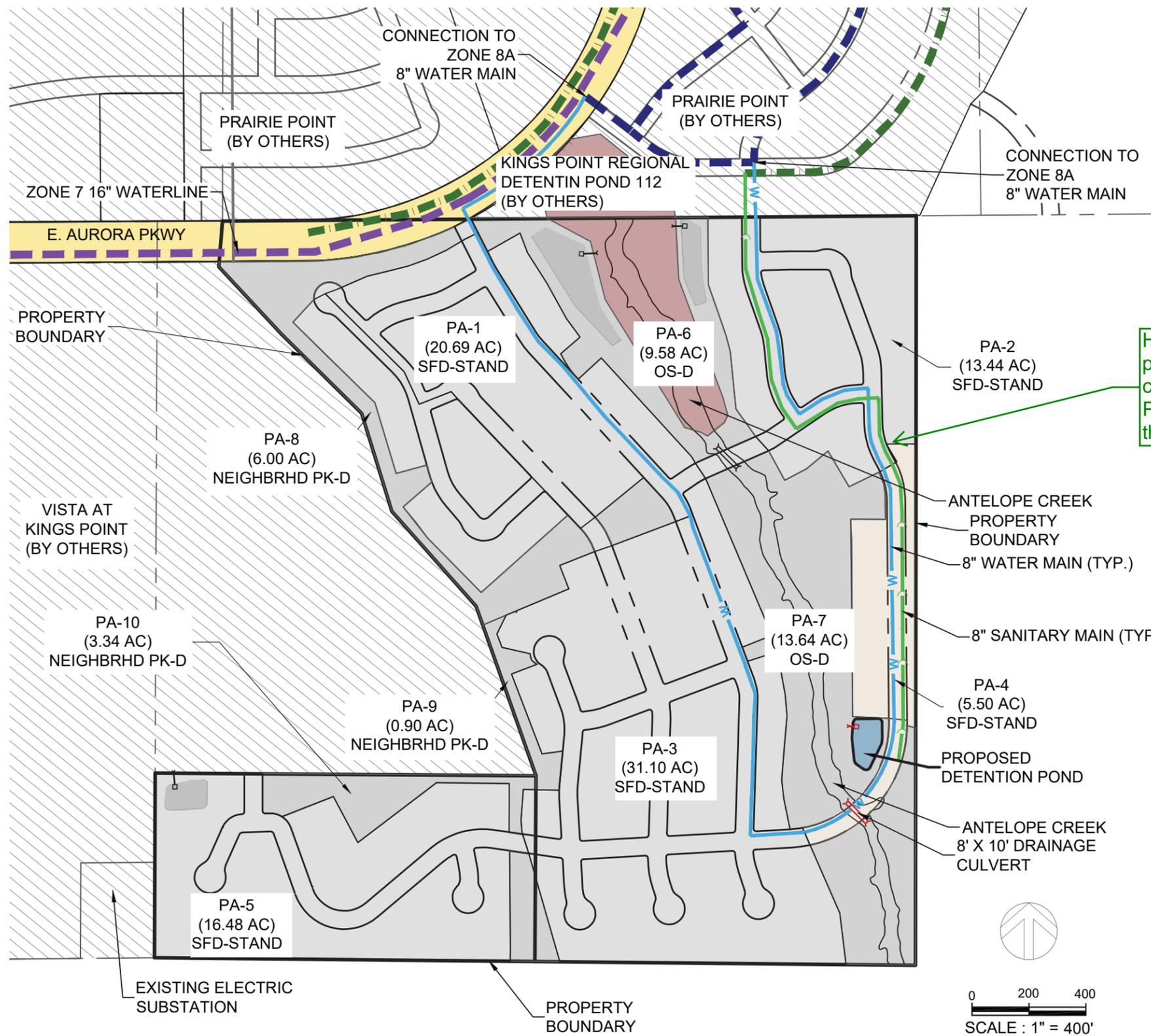
• Land Planning  
• Landscape Architecture  
• Civil Engineering  
• Construction Management

**PUBLIC IMPROVEMENT PLAN EXHIBIT  
OVERLOOK AT KINGS POINT SOUTH  
PLANNING AREAS 3 & 9**

DATE: 04.03.2023

PROJECT NO: 21014

DRAWING NO:  
**4 OF 7**



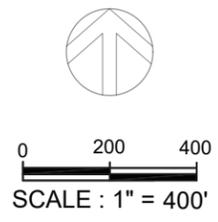
**LEGEND**

- DEVELOPMENT BY OTHERS
- PARK & OPEN SPACE
- INFRASTRUCTURE PLANNING AREAS
- OFFSITE ROADWAY IMPROVEMENTS
- PROPOSED INFRASTRUCTURE PLANNING AREAS
- REGIONAL DETENTION POND (BY OTHERS)
- PROPOSED PARK OR OPEN SPACE
- PROPOSED EURV & WATER QUALITY POND
- SANITARY SEWER
- ZONE 8 WATERLINE

WATERLINE  
 ED WATERLINE  
 ED SANITARY SEWER  
 ED STORM SEWER

How will this planning area connect to Aurora Parkway? Identify the required roads.

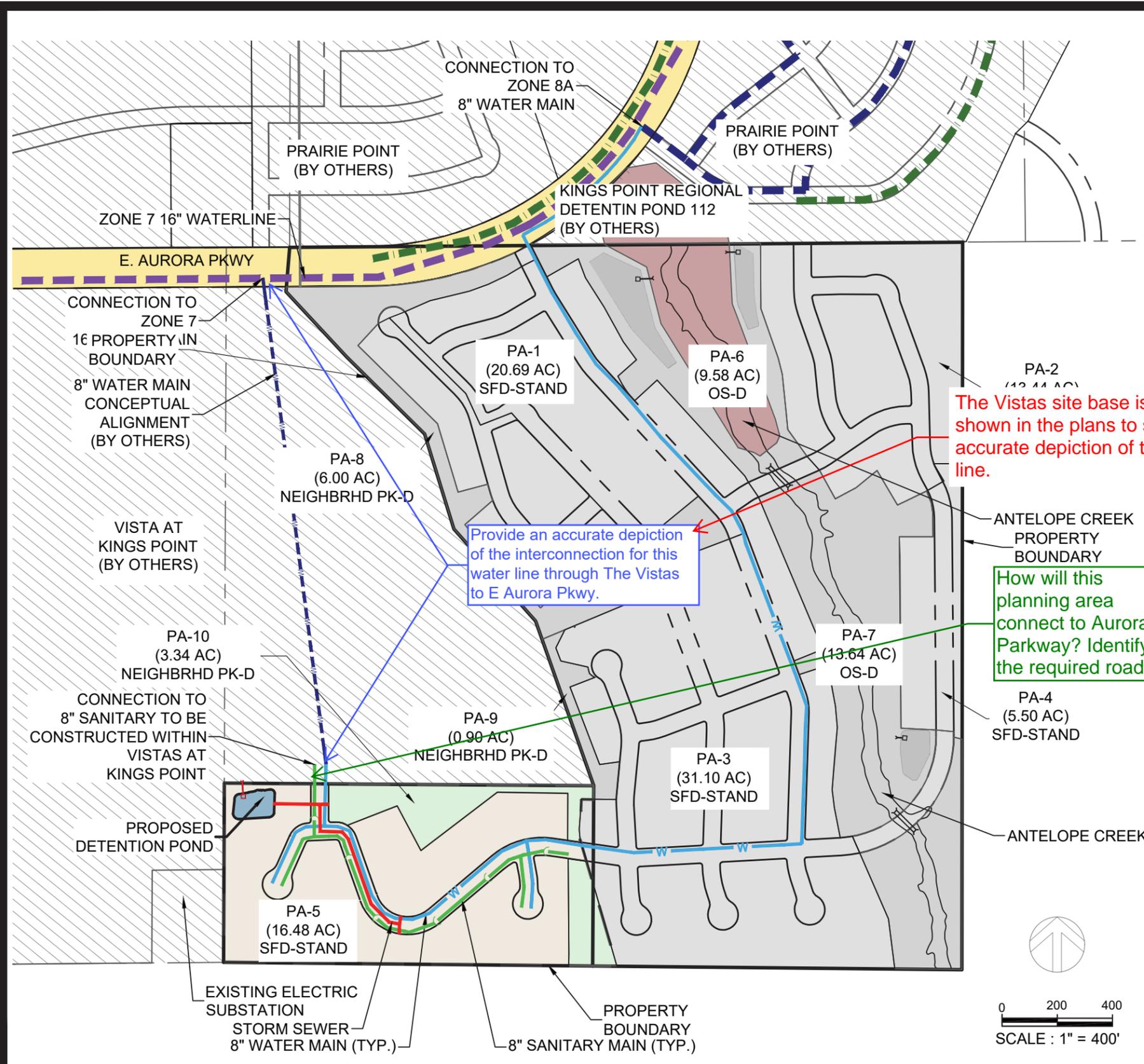
- NOTES**
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**PUBLIC IMPROVEMENT PLAN EXHIBIT  
OVERLOOK AT KINGS POINT SOUTH  
PLANNING AREA 4**

DRAWING NO:  
**5 OF 7**

PROJECT NO: 21014 DATE: 04.03.2023



**LEGEND**

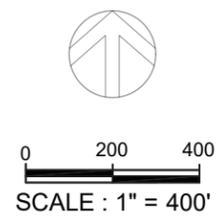
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- PARK & OPEN SPACE
- INFRASTRUCTURE PLANNING AREAS
- OFFSITE ROADWAY IMPROVEMENTS
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- PROPOSED SANITARY SEWER
- ZONE 8 WATERLINE
- ZONE 7 WATERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

The Vistas site base is now shown in the plans to show the accurate depiction of the water line.

Provide an accurate depiction of the interconnection for this water line through The Vistas to E Aurora Pkwy.

How will this planning area connect to Aurora Parkway? Identify the required roads.

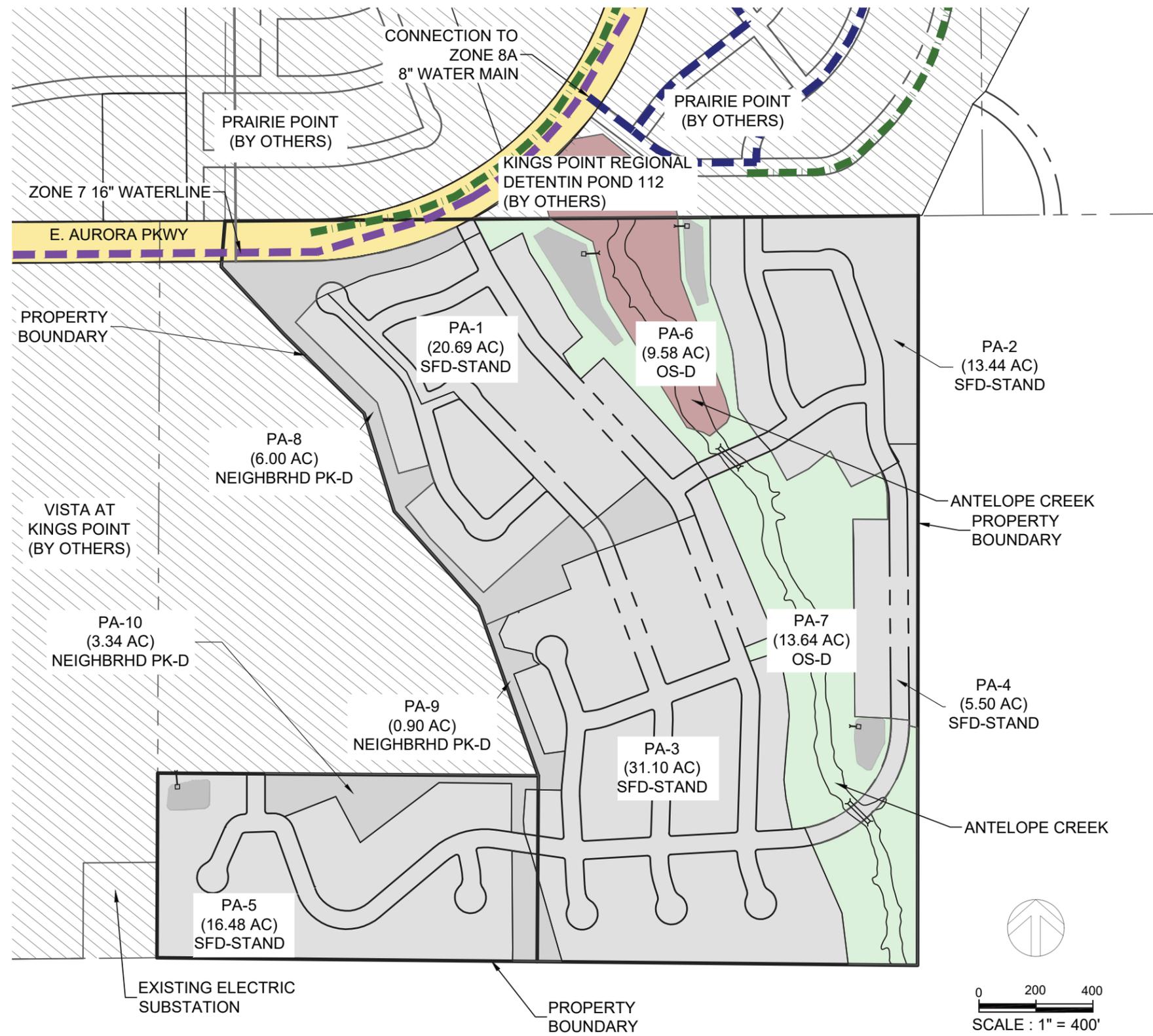
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**PUBLIC IMPROVEMENT PLAN EXHIBIT  
OVERLOOK AT KINGS POINT SOUTH  
PLANNING AREAS 5 & 10**

PROJECT NO.: 21014 DATE: 04.03.2023

DRAWING NO:  
**6 OF 7**

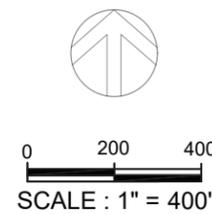


**LEGEND**

- DEVELOPMENT BY OTHERS
- PARK & OPEN SPACE
- INFRASTRUCTURE PLANNING AREAS
- OFFSITE ROADWAY IMPROVEMENTS
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**PUBLIC IMPROVEMENT PLAN EXHIBIT  
OVERLOOK AT KINGS POINT SOUTH  
PLANNING AREAS 6 & 7**

DATE: 04.03.2023

PROJECT NO: 21014

DRAWING NO:

7 OF 7